

# HOUSE BILL 473

N1  
HB 1346/17 – ENV

9lr2066  
CF 9lr3057

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By: **Delegates Lafferty, Boyce, Bridges, Charkoudian, Moon, Wells, and Wilkins**  
Introduced and read first time: February 1, 2019  
Assigned to: Environment and Transportation

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## A BILL ENTITLED

1 AN ACT concerning

2 **Residential Leases – Definition of “Rent”**

3 FOR the purpose of defining “rent” for the purpose of premises subject to a residential lease;  
4 and generally relating to residential leases.

5 BY repealing and reenacting, with amendments,  
6 Article – Real Property  
7 Section 8–401(a)  
8 Annotated Code of Maryland  
9 (2015 Replacement Volume and 2018 Supplement)

10 SECTION 1. BE IT ENACTED BY THE GENERAL ASSEMBLY OF MARYLAND,  
11 That the Laws of Maryland read as follows:

12 **Article – Real Property**

13 8–401.

14 (a) **(1) IN THIS SECTION, “RENT”, FOR PREMISES SUBJECT TO A**  
15 **RESIDENTIAL LEASE:**

16 **(I) MEANS THE FIXED PERIODIC SUM FOR USE AND**  
17 **POSSESSION OF THE LEASED PREMISES; AND**

18 **(II) DOES NOT INCLUDE ANY ADDITIONAL PAYMENTS DUE FROM**  
19 **THE TENANT TO THE LANDLORD UNDER THE LEASE.**

20 **(2)** Whenever the tenant or tenants fail to pay the rent when due and  
21 payable, it shall be lawful for the landlord to have again and repossess the premises.

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EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.  
[Brackets] indicate matter deleted from existing law.



1                   **(3) THE PROVISIONS OF ANY LOCAL LAW ENACTED BY THE GENERAL**  
2 **ASSEMBLY THAT ARE OF COMPARABLE SUBJECT MATTER TO THIS SUBSECTION**  
3 **SHALL YIELD TO THIS SUBSECTION TO AVOID INCONSISTENCY OR CONFLICT.**

4                   SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect  
5 October 1, 2019.