

HOUSE BILL 498

N1

4lr2746
CF SB 147

By: **Delegate Cardin**

Introduced and read first time: January 24, 2024

Assigned to: Judiciary

Committee Report: Favorable with amendments

House action: Adopted

Read second time: February 27, 2024

CHAPTER _____

1 AN ACT concerning

2 **Real Property – Access to Counsel in Evictions Program – Mandated Reports**

3 FOR the purpose of altering the information relating to the Access to Counsel in Evictions
4 Program required to be reported by the Maryland Legal Services Corporation each
5 year; and generally relating to mandated reports and the Access to Counsel in
6 Evictions Program.

7 BY repealing and reenacting, without amendments,
8 Article – Real Property
9 Section 8–901(a), (c), (d), (f), and (g) and 8–903
10 Annotated Code of Maryland
11 (2023 Replacement Volume)

12 BY repealing and reenacting, with amendments,
13 Article – Real Property
14 Section 8–907
15 Annotated Code of Maryland
16 (2023 Replacement Volume)

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

19 **Article – Real Property**

20 8–901.

EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.

[Brackets] indicate matter deleted from existing law.

Underlining indicates amendments to bill.

~~Strike out~~ indicates matter stricken from the bill by amendment or deleted from the law by amendment.



1 (a) In this subtitle the following words have the meanings indicated.

2 (c) “Covered individual” means an individual who:

3 (1) Occupies a residential property under a claim of legal right other than
4 owner, including a tenant in a building owned, operated, or managed by a public housing
5 authority; and

6 (2) Is a member of a household with an income that is not greater than 50%
7 of the median income, adjusted for household size, in the State as determined by the United
8 States Department of Health and Human Services or its successor.

9 (d) “Designated organization” means a nonprofit entity designated by MLSC with
10 the ability to provide legal representation to covered individuals.

11 (f) “Legal representation” includes all representation by an attorney beyond brief
12 legal advice and is not limited to the formal entry of appearance in court.

13 (g) “MLSC” means the Maryland Legal Services Corporation.

14 8–903.

15 (a) There is an Access to Counsel in Evictions Program administered by MLSC.

16 (b) The purpose of the Program is to organize and direct services and resources
17 in order to provide all covered individuals in the State with access to legal representation
18 as required under this subtitle.

19 8–907.

20 On or before August 31 each year, MLSC shall report to the Governor and, in
21 accordance with § 2–1257 of the State Government Article, the General Assembly **THE**
22 **FOLLOWING INFORMATION FOR THE IMMEDIATELY PRECEDING FISCAL YEAR:**

23 (1) The number of **CASES IN WHICH A** covered [individuals] **INDIVIDUAL**
24 **WAS** provided legal representation [during the previous fiscal year], **DISAGGREGATED BY**
25 **CASE TYPE, INCLUDING:**

26 (I) **NONPAYMENT OF RENT UNDER § 8–401 OF THIS TITLE;**

27 (II) **TENANT HOLDOVER UNDER § 8–402 OF THIS TITLE; AND**

28 (III) **BREACH OF LEASE UNDER § 8–402.1 OF THIS TITLE;**

1 (2) [Information on and metrics evaluating case outcomes] **THE AMOUNT**
2 **PAID TO ATTORNEYS FOR EACH CASE MANAGED; [and]**

3 (3) [A summary of the engagement and education of tenants] **THE**
4 **GEOGRAPHIC DISTRIBUTION OF CASES;**

5 (4) **DATA ON THE DISPOSITION OF CASES DECIDED;**

6 (5) **THE AMOUNT OF STATE AND FEDERAL FUNDS ALLOCATED TO**
7 **EACH DESIGNATED ORGANIZATION; AND**

8 (6) **THE NUMBER OF COVERED INDIVIDUALS PROVIDED LEGAL**
9 **REPRESENTATION FOR MULTIPLE CASES.**

10 SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect
11 October 1, 2024. It shall remain effective for a period of 2 years and 9 months and, at the
12 end of June 30, 2027, this Act, with no further action required by the General Assembly,
13 shall be abrogated and of no further force and effect.

Approved:

Governor.

Speaker of the House of Delegates.

President of the Senate.