Bill No. <u>6-19</u>			
Concerning: Landlord - Tenant Relations			
– Termination of Lease – Tenant			
Health and Safety			
Revised: <u>6/25/2019</u> Draft No. <u>5</u>			
Introduced: March 5, 2019			
Enacted: <u>June 25, 2019</u>			
Executive:			
Effective:			
Sunset Date: None			
Ch Laws of Mont Co			

COUNTY COUNCIL FOR MONTGOMERY COUNTY, MARYLAND

Lead Sponsor: Councilmember Hucker

Co-Sponsor: Councilmember Friedson, Council President Navarro, Councilmember Jawando, Council Vice-President Katz, Councilmembers Riemer, Rice, Glass and Albornoz

AN ACT to:

- (1) require each lease for rental housing located in the County to allow the tenant to terminate the lease under certain circumstances; and
- (2) generally amend County laws related to landlord tenant relations.

By amending

Montgomery County Code Chapter 29, Landlord – Tenant Relations Section 29-27

Boldface *Heading or defined term.*

<u>Underlining</u>
[Single boldface brackets]
Added to existing law by original bill.

Deleted from existing law by original bill.

<u>Double underlining</u>

Added by amendment.

[[Double boldface brackets]] *Deleted from existing law or the bill by amendment.*

* * Existing law unaffected by bill.

The County Council for Montgomery County, Maryland approves the following Act:

Sec. 1. Section 29-27 is amended as follows: 1 2 29-27. Contents of lease. Each lease for rental housing located in the County must: 3 4 Allow the tenant to terminate the lease upon 30 days' written notice to the (s) 5 landlord due to: 6 7 (1) an involuntary change of employment from the Washington metropolitan area; 8 9 (2) the death of major wage earner; (3) unemployment; 10 the tenant or the tenant's child being a victim of domestic violence; (4) 11 (5) a landlord harassing the tenant or violating the tenant's privacy 12 rights; 13 the tenant or tenant's spouse: 14 (6) being 62 years of age or older; 15 (A) being unable to live independently; and (B) 16 needing to move to a nursing home or other senior citizen 17 (C) housing; 18 (7) the tenant being incarcerated or declared mentally incompetent; 19 [[or]]20 the landlord's failure to correct a violation of applicable law that 21 (8) 22 adversely affects the immediate health and safety of the tenant, as described in Section 29-22(b)(1), in the tenant's unit or a common 23 area available for use by the tenant, within 30 days after being 24 25 ordered to do so by the Department[[;]] if:

required repairs; and

(A)

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the tenant has allowed the landlord access to make the

28	(B) after reinspection within the prescribed time period, the
29	Department determines that the violation has not been
30	<u>corrected;</u> <u>or</u>
31	[(8)] (9) another reasonable cause beyond the tenant's control.
32	[The] Except for the reason listed in paragraph (s)(8), the lease may
33	provide that in the event of termination under this provision, the tenant is
34	liable for a reasonable termination charge not to exceed the lower of one
35	month's rent or actual damages sustained by the landlord.
36	* * *

Approved:	
yangan of	6/27/19
Nancy Navarro, President, County Council	Date
Approved:	
Marc Elrich, County Executive	Date
This is a correct copy of Council action.	
Megan Davey Limarzi, Esq., Clerk of the Council	Date