## **HOUSE BILL 1152**

N1 (5lr3387)

## ENROLLED BILL

— Environment and Transportation/Judicial Proceedings —

Introduced by <del>Delegate Stein</del> <u>Delegates Stein</u>, <u>Allen</u>, <u>Behler</u>, <u>Guyton</u>, <u>Healey</u>, <u>Ruth</u>, <u>and Terrasa</u>

Read and Exa	amined by Proofreaders:
-	Proofreader
-	Proofreader
Sealed with the Great Seal and pre	esented to the Governor, for his approval this
day of at	o'clock,M
	Speaker
CHA	APTER
AN ACT concerning	
_ v	Rental Property – Pet Policy Disclosure v Transparency Act)
to provide the property's pet advertisements, in certain search	the landlord of $\underline{a}$ are residential rental property policy on the property's website, in digital engines, and as part of an application for a rental eally relating to pet policies in residential rental
BY repealing and reenacting, with amer Article – Real Property Section 8–210 Annotated Code of Maryland (2023 Replacement Volume and 2	

## EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.

[Brackets] indicate matter deleted from existing law.

<u>Underlining</u> indicates amendments to bill.

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

Italics indicate opposite chamber/conference committee amendments.



$\frac{1}{2}$	SECTION 1. BE IT ENACTED BY THE GENERAL ASSEMBLY OF MARYLAND, That the Laws of Maryland read as follows:			
3			Article - Real Property	
4	8–210.			
5 6 7	(a) (1) The landlord of any residential rental property shall include in a written lease or post a sign in a conspicuous place on that property listing the name, address, and telephone number of:			
8		(i)	The landlord; or	
9 10	process on behalf	(ii) of the l	The person, if any, authorized to accept notice or service of andlord.	
11 12 13	(2) If a landlord fails to comply with paragraph (1) of this subsection, notice or service of process shall be deemed to be proper if the tenant sends notice or service of process by any of the following means:			
14		(i)	To the person to whom the rent is paid;	
15		(ii)	To the address where the rent is paid; or	
16		(iii)	To the address where the tax bill is sent.	
17	(b) (1)	This	subsection applies only in Montgomery County.	
18 19	(2) In this subsection, "development" has the meaning provided in $\$ 11B–101 of this article.			
20 21 22 23 24	(3) (i) Before execution by a tenant of a lease for an initial term of 125 days or more, the owner of any residential rental property within any condominium or development shall provide to the prospective tenant, to the extent applicable, a copy of the rules, declaration, and recorded covenants and restrictions that limit or affect the use and occupancy of the property or common areas and to which the owner is obligated.			
25 26 27	the obligations of enforceable agains		The written lease shall include a statement, if applicable, that ner that limit or affect the use and occupancy of the property are owner's tenant.	
28	(c) (1)	THIS	SUBSECTION APPLIES ONLY TO A LANDLORD WHO OWNS OR	

1	(2) THE A THE LANDLORD OF ANY RESIDENTIAL RENTAL PROPERTY		
2	OF ANY RESIDENTIAL RENTAL PROPERTY SHALL:		
3	<b>(</b> I <b>)</b>	PROVIDE A LINK TO THE PROPERTY'S PET POLICY	
4 5	ADDI ICADI E•	1. ON IF APPLICABLE, ON THE PROPERTY'S WEBSITE, IF	
Э	APPLICABLE;		
6		2. IN ANY DIGITAL ADVERTISEMENT BY THE LANDLORD	
7	FOR THE PROPERTY; A	<del>VI)</del>	
8	DENTAL SEARCH ENGIN	3. In any information provided for a residential term of the landlord; AND	
U		<u>DI IIIE EL WELGIE</u> , IN E	
10	(II)	PROVIDE A WRITTEN COPY OR SUMMARY OF THE	
11 12			
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13	, , , , , ,	A PET POLICY PROVIDED IN ACCORDANCE WITH THIS	
14	SECTION SHALL STATE:		
15	<b>(I)</b>	ANY BREED AND WEIGHT RESTRICTIONS;	
16	(II)	Any required fees, including:	
17		1. UP-FRONT, NONREFUNDABLE PET FEES;	
18		2. REFUNDABLE PET DEPOSITS; AND	
19		3. MONTHLY PET FEES;	
20	(III)	ANY LIMIT ON THE NUMBER OF PETS ALLOWED IN A UNIT;	
21	(IV)	ANY VACCINATION REQUIREMENTS;	
22	(v)	ANY LIABILITY INSURANCE REQUIREMENTS; AND	
23 24	(VI) IMPOSED BY THE LAND	Any additional requirements for pet owners lord.	
25 26	SECTION 2. AND	BE IT FURTHER ENACTED, That this Act shall take effect	