

# HOUSE BILL 876

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By: **Delegate Rosenberg**

Introduced and read first time: January 30, 2025

Assigned to: Appropriations and Judiciary

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## A BILL ENTITLED

1 AN ACT concerning

2 **Access to Counsel in Evictions – Special Fund – Alteration**

3 FOR the purpose of altering the contents of the Access to Counsel in Evictions Special Fund  
4 to include money received by the Antitrust Division in the Office of the Attorney  
5 General from a final settlement, an agreement, or a judgment relating to a certain  
6 violation of the Maryland Antitrust Act, excluding restitution and certain costs the  
7 Attorney General is entitled to recover; and generally relating to the Access to  
8 Counsel in Evictions Special Fund.

9 BY repealing and reenacting, with amendments,  
10 Article – Commercial Law  
11 Section 11–209(a)(4)  
12 Annotated Code of Maryland  
13 (2013 Replacement Volume and 2024 Supplement)

14 BY repealing and reenacting, without amendments,  
15 Article – Real Property  
16 Section 8–903 and 8–909(a) and (b)  
17 Annotated Code of Maryland  
18 (2023 Replacement Volume and 2024 Supplement)

19 BY repealing and reenacting, with amendments,  
20 Article – Real Property  
21 Section 8–909(e)  
22 Annotated Code of Maryland  
23 (2023 Replacement Volume and 2024 Supplement)

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

26 **Article – Commercial Law**

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EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.

[Brackets] indicate matter deleted from existing law.



1 11–209.

2 (a) (4) (i) In addition to the equitable remedies or other relief authorized  
3 by this section, the court may assess against any person who violates § 11–204 of this  
4 subtitle a civil penalty not exceeding \$10,000 for each violation, to be paid to the [General  
5 Fund of the State] **ACCESS TO COUNSEL IN EVICTIONS SPECIAL FUND.**

6 (ii) Each day that a violation of § 11–204 of this subtitle continues is  
7 a separate violation.

8 **Article – Real Property**

9 8–903.

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

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

14 8–909.

15 (a) There is an Access to Counsel in Evictions Special Fund.

16 (b) The purpose of the Fund is to provide funding to fully implement access to  
17 legal representation in evictions and other related proceedings in the State.

18 (e) The Fund consists of:

19 (1) Money received by the Division of Consumer Protection in the Office of  
20 the Attorney General from any final settlement or agreement with or judgment against a  
21 party relating to an investigation or enforcement of the Maryland Consumer Protection Act  
22 for an unfair, abusive, or deceptive trade practice for rental residential property, excluding  
23 any restitution and the costs of the action the Attorney General is entitled to recover;

24 (2) **MONEY RECEIVED BY THE ANTITRUST DIVISION IN THE OFFICE**  
25 **OF THE ATTORNEY GENERAL FROM ANY FINAL SETTLEMENT OR AGREEMENT WITH**  
26 **OR JUDGMENT AGAINST A PARTY RELATING TO AN INVESTIGATION OR**  
27 **ENFORCEMENT OF THE MARYLAND ANTITRUST ACT FOR ACTIVITY CONTRIBUTING**  
28 **TO OR RESULTING IN AN ARTIFICIAL INFLATION OF RENTAL HOUSING COSTS,**  
29 **EXCLUDING ANY RESTITUTION AND THE COSTS OF THE ACTION THE ATTORNEY**  
30 **GENERAL IS ENTITLED TO RECOVER;**

31 (3) Money appropriated in the State budget to the Fund;

1                    ~~[(3)] (4)~~       Money distributed to the Fund under § 17–317 of the Commercial  
2 Law Article;

3                    ~~[(4)] (5)~~       Interest earnings of the Fund; and

4                    ~~[(5)] (6)~~       Any other money from any other source accepted for the benefit  
5 of the Fund.

6                    SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect  
7 October 1, 2025.