

HOUSE BILL 594

N1

7lr1549

By: **Delegates Parrott, Hornberger, Malone, Mautz, McComas, McKay, Metzgar, Morgan, Reilly, and West**

Introduced and read first time: January 30, 2017

Assigned to: Environment and Transportation

A BILL ENTITLED

1 AN ACT concerning

2 **Landlord and Tenant – Candidate Signs and Proposition Signs**

3 FOR the purpose of prohibiting a landlord from requiring, prohibiting, or restricting the
4 display of certain candidate signs or proposition signs by a tenant; prohibiting a
5 landlord from requiring a tenant to obtain the landlord's approval before the tenant
6 displays certain candidate signs or proposition signs; prohibiting a park owner from
7 requiring, prohibiting, or restricting the display of certain candidate signs or
8 proposition signs by a resident; prohibiting a park owner from requiring a resident
9 to obtain the park owner's approval before the resident displays certain candidate
10 signs or proposition signs; defining certain terms; and generally relating to the
11 display of candidate signs and proposition signs on leased residential property.

12 BY adding to

13 Article – Real Property

14 Section 8–218 and 8A–504

15 Annotated Code of Maryland

16 (2015 Replacement Volume and 2016 Supplement)

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 **8–218.**

21 **(A) (1) IN THIS SECTION THE FOLLOWING WORDS HAVE THE MEANINGS**
22 **INDICATED.**

EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.

[Brackets] indicate matter deleted from existing law.



(2) "CANDIDATE SIGN" MEANS A SIGN ON BEHALF OF A CANDIDATE OR SLATE OF CANDIDATES FOR PUBLIC OFFICE.

(3) "PROPOSITION SIGN" MEANS A SIGN THAT ADVERTISES THE SUPPORT OR DEFEAT OF ANY QUESTION SUBMITTED TO VOTERS IN ACCORDANCE WITH THE ELECTION LAW ARTICLE.

(B) A LANDLORD MAY NOT:

(1) REQUIRE, PROHIBIT, OR RESTRICT THE DISPLAY OF A CANDIDATE SIGN OR PROPOSITION SIGN BY A TENANT; OR

(2) REQUIRE A TENANT TO OBTAIN THE LANDLORD'S APPROVAL BEFORE THE TENANT DISPLAYS A CANDIDATE SIGN OR PROPOSITION SIGN.

(C) NO PROVISION OF THIS SECTION MAY BE WAIVED IN ANY LEASE.

8A-504.

(A) (1) IN THIS SECTION THE FOLLOWING WORDS HAVE THE MEANINGS INDICATED.

(2) "CANDIDATE SIGN" MEANS A SIGN ON BEHALF OF A CANDIDATE OR SLATE OF CANDIDATES FOR PUBLIC OFFICE.

(3) "PROPOSITION SIGN" MEANS A SIGN THAT ADVERTISES THE SUPPORT OR DEFEAT OF ANY QUESTION SUBMITTED TO VOTERS IN ACCORDANCE WITH THE ELECTION LAW ARTICLE.

(B) A PARK OWNER MAY NOT:

(1) REQUIRE, PROHIBIT, OR RESTRICT THE DISPLAY OF A CANDIDATE SIGN OR PROPOSITION SIGN BY A RESIDENT; OR

(2) REQUIRE A RESIDENT TO OBTAIN THE PARK OWNER'S APPROVAL BEFORE THE RESIDENT DISPLAYS A CANDIDATE SIGN OR PROPOSITION SIGN.

(C) NO PROVISION OF THIS SECTION MAY BE WAIVED IN ANY RENTAL AGREEMENT.

SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect October 1, 2017.