HOUSE BILL 872

N1 5lr3253 CF SB 606

By: Delegate Stewart

Introduced and read first time: January 30, 2025 Assigned to: Environment and Transportation

Committee Report: Favorable

House action: Adopted

Read second time: February 23, 2025

CHAPTER

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1	AN	\mathbf{ACT}	concerning
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Residential Real Property - Tenants' Right of First Refusal

- FOR the purpose of clarifying the circumstances under which liability for the failure to comply with certain requirements relating to a tenant's right of first refusal to purchase a residential property is restricted to the owner of the property and does not attach to the property; and generally relating to tenants' right of first refusal to purchase residential property.
- 8 BY repealing and reenacting, without amendments,
- 9 Article Real Property
- 10 Section 8-119(d)(1) through (4)
- 11 Annotated Code of Maryland
- 12 (2023 Replacement Volume and 2024 Supplement)
- 13 BY repealing and reenacting, with amendments,
- 14 Article Real Property
- 15 Section 8–119(h)(1)
- 16 Annotated Code of Maryland
- 17 (2023 Replacement Volume and 2024 Supplement)
- 18 SECTION 1. BE IT ENACTED BY THE GENERAL ASSEMBLY OF MARYLAND,
- 19 That the Laws of Maryland read as follows:

Article - Real Property

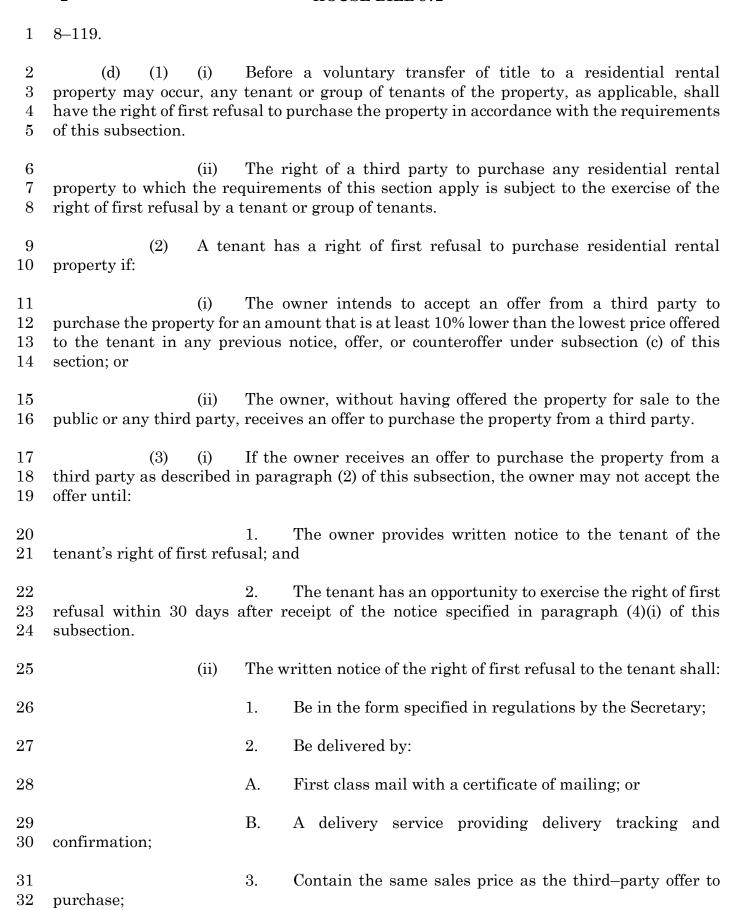
EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.

[Brackets] indicate matter deleted from existing law.

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

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





1 2 3	4. State, in a conspicuous manner, that the notice is a solicitation of an offer to purchase and is not intended as and may not be construed as a binding contract of sale; and			
4 5	5. State any information regarding deadlines for the tenant to submit an offer to purchase.			
6 7	(iii) The owner shall send a copy of the notice to the Office of Tenant and Landlord Affairs in accordance with regulations established by the Secretary.			
8 9 10	(4) (i) Within 30 days after receipt of the notice under paragraph (3) of this subsection, the tenant may deliver to the owner a written offer to purchase the property.			
11 12 13	(ii) If a tenant delivers an offer to purchase at the same sales price as the offer from the third party, the owner shall accept the offer from the tenant and notify the Office of Tenant and Landlord Affairs.			
14 15 16	(iii) If more than one tenant or group of tenants delivers a timely offer to purchase the property, the owner may select the more favorable offer without liability to any other tenant.			
17 18 19	(h) (1) Following closing on a contract of sale between an owner and a [tenant] THIRD PARTY, liability for failure to comply with this section is restricted to the owner and may not attach to the residential rental property that is the subject of the contract.			
20 21	SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect October 1, 2025.			
	Approved:			
	Governor.			
	Speaker of the House of Delegates.			
	President of the Senate.			