By: The Montgomery County Delegation
(To be offered in the Montgomery County Delegation)

AMENDMENTS TO MC 22–19

(Sprint Copy)

AMENDMENT NO. 1

On page 1, in line 4, strike "a landlord from evicting a tenant from leased premises" and substitute "evictions of a tenant holding over beyond the expiration of a lease"; in line 6, after the semicolon insert "specifying that just cause is not required under certain circumstances;"; strike beginning with "making" in line 10 down through "provision;" in line 11; and in line 16, strike "8–206.1 and".

AMENDMENT NO. 2

On page 2, in line 3, strike "**8–206.1.**" and substitute "8–402."; in lines 4, 6, 8, 10, 11, 13, 14, 19, 22, and 24, strike "**(A)   (1)**", "**(2)**", "**(3)**", "**(B)**", "**(C)**", "**(D)**", "**(1)**", "**(2)**", "**(3)**", and "**(4)**", respectively, and substitute "**(D)   (1)   (I)**", "**(II)**", "**(III)**", "**(2)**", "**(3)**", "**(4)**", "**(I)**", "**(II)**", "**(III)**", and "**(IV)**", respectively; in lines 4, 10, and 13, in each instance, strike "**SECTION**" and substitute "**SUBSECTION**"; in line 11, strike "**FROM LEASED PREMISES**" and substitute "**UNDER THIS SECTION**"; in line 13, strike "**FOR**" and substitute "**EXCEPT AS PROVIDED IN PARAGRAPH (5) OF THIS SUBSECTION, FOR**"; in line 18, after "**COMPLY**" insert "**WITHIN 30 DAYS**"; in line 19, strike "**AFTER**" and substitute "**30 DAYS AFTER**"; and in line 23, after the first "**PREMISES**" insert "**, ANOTHER AREA OF THE PROPERTY,**".

On page 3, in lines 2, 5, 7, 10, 13, 17, 20, and 27, strike "**(5)**", "**(6)**", "**(7)**", "**(E)**", "**(F)   (1)**", "**(2)**", "**(3)**", and "**(3)**", respectively, and substitute "**(V)**", "**(VI)**", "**(VII)**", "**(6)**", "**(7)   (I)**", "**(II)**", "**(III)**", and "**(IV)**", respectively; in line 6, strike "**OR**"; in line 9, after "**OCCUPIED**" insert "**; OR**

_____**(VIII) A TENANT HABITUALLY FAILS TO PAY RENT WHEN DUE AND IS NOTIFIED BY THE LANDLORD IN WRITING THAT RENT IS LATE AT LEAST FOUR TIMES IN A 12 MONTH PERIOD.**

(5)   JUST CAUSE IS NOT REQUIRED IF:

(I)   1.   THE PROPERTY IS OWNER–OCCUPIED; AND

        2.   **THE LANDLORD LEASES OUT ONLY A SINGLE RENTAL UNIT; OR**

      (II)   **1.**   **THE TENANT'S INITIAL LEASE WAS CONDITIONED ON EMPLOYMENT FOR THE LANDLORD; AND**

        2.   **THE TENANT'S EMPLOYMENT IS TERMINATED**";

strike beginning with "**SUBSECTION**" in line 10 down through "**SECTION**" in line 11 and substitute "**PARAGRAPH (4)(I) OR (II) OF THIS SUBSECTION**"; strike beginning with "**CERTIFIED**" in line 11 down through "**REQUESTED**" in line 12 and substitute "**FIRST–CLASS MAIL WITH A CERTIFICATE OF MAILING IN WRITING**"; in line 13, strike "**NOTWITHSTANDING ANY OTHER PROVISION OF LAW, A**" and substitute "**A**"; in line 14, after the first "**TENANT**" insert "**UNDER THIS SECTION**"; in line 17, strike "**SUBSECTION**" and substitute "**PARAGRAPH**"; in line 18, strike "**SUBSECTION (D) OF THIS SECTION**" and substitute "**PARAGRAPH (4) OF THIS SUBSECTION**"; strike in their entirety the lines beginning with line 23 through line 26, inclusive; and in line 27, after "**UNDER**" insert "**SUBSECTION (B) OF**".

     On page 4, in lines 1 and 2, strike "**§ 8–206.1 OF THIS TITLE**" and substitute "**PARAGRAPH (4) OF THIS SUBSECTION**"; in line 3, strike "**(4)**" and substitute "**(V)**"; strike beginning with "only" in line 6 down through "Act" in line 8 and substitute "**:**

       (1)   to any residential lease in Montgomery County executed on or after October 1, 2019; and

       (2)   beginning on October 1, 2019, to any residential lease in Montgomery County that:

        (i)   was executed before October 1, 2019; and

        (ii)   has expired and resulted in a holdover tenancy after October 1, 2019.".