

BY: Montgomery County Delegation
(To be offered in the Montgomery County Delegation)

AMENDMENTS TO HOUSE BILL 628

(First Reading File Bill)

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 “evict;” 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 1, in line 22, strike “8–206.1.” and substitute “8–402.”; in line 23, strike “(A) (1)” and substitute “(D) (1) (I)”; and in the same line, strike “SECTION” and substitute “SUBSECTION”.

On page 2, in lines 1, 3, 5, 6, 8, 9, 14, 17, 19, 23, 26, and 28, strike “(2)”, “(3)”, “(B)”, “(C)”, “(D)”, “(1)”, “(2)”, “(3)”, “(4)”, “(5)”, “(6)”, and “(7)”, respectively, and substitute “(II)”, “(III)”, “(2)”, “(3)”, “(4)”, “(I)”, “(II)”, “(III)”, “(IV)”, “(V)”, “(VI)”, and “(VII)”, respectively; in lines 5, and 8, in each instance, strike “SECTION” and substitute “SUBSECTION”; in line 6, strike “FROM LEASED PREMISES” and substitute “UNDER THIS SECTION”; in line 8, strike “FOR” and substitute “EXCEPT AS PROVIDED IN PARAGRAPH (5) OF THIS SUBSECTION, FOR”; in the same line, after “IF” insert “ANY OF THE FOLLOWING OCCURS DURING THE LEASE OR THE HOLDOVER PERIOD”; in line 13, after “COMPLY” insert “WITHIN 30 DAYS”; in line 14, strike “AFTER” and substitute “30 DAYS AFTER”; in line 18, after the first “PREMISES” insert “, ANOTHER AREA OF THE PROPERTY,”; in line 27, strike “OR”; and in line 30, after “OCCUPIED” insert “; OR”

(Over)

(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'.

On page 3, in lines 1, 4, 8, and 11, strike “(E)”, “(F) (1)”, “(2)”, and “(3)”, respectively and substitute “(4)”, “(5) (I)”, “(II)”, and “(III)”, respectively; strike beginning with “SUBSECTION” in line 1 down through “SECTION” in line 2 and substitute “PARAGRAPH (4)(I) OR (II) OF THIS SUBSECTION”; strike beginning with “CERTIFIED” in line 2 down through “REQUESTED” in line 3 and substitute “FIRST-CLASS MAIL WITH A CERTIFICATE OF MAILING IN WRITING”; in line 4, strike “NOTWITHSTANDING ANY OTHER PROVISION OF LAW, A” and substitute “A”; in line 5, after the first “TENANT” insert “UNDER THIS SECTION”; in line 9, strike “SUBSECTION (D) OF THIS SECTION” and substitute “PARAGRAPH (4) OF THIS SUBSECTION”; strike beginning with “8-402.” in line 14 down through “(3)” in line 18 and substitute “(IV)”; in line 18, after “UNDER” insert “SUBSECTION (B) OF”; in lines 19 and 20, strike “§ 8-206.1 OF THIS TITLE” and substitute “PARAGRAPH (4) OF THIS SUBSECTION”; in line 21, strike “(4)” and substitute “(V)”; and strike beginning with “only” in line 24 down through “Act” in line 26 and substitute”;

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(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”.