

Bill No. 6-19  
Concerning: Landlord – Tenant Relations  
– Termination of Lease – Tenant  
Health and Safety  
Revised: 6/25/2019 Draft No. 5  
Introduced: March 5, 2019  
Enacted: June 25, 2019  
Executive: \_\_\_\_\_  
Effective: \_\_\_\_\_  
Sunset Date: None  
Ch. \_\_\_\_\_, Laws of Mont. Co. \_\_\_\_\_

## COUNTY COUNCIL FOR MONTGOMERY COUNTY, MARYLAND

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Lead Sponsor: Councilmember Hucker  
Co-Sponsor: Councilmember Friedson, Council President Navarro, Councilmember Jawando,  
Council Vice-President Katz, Councilmembers Riemer, Rice, Glass and Alborno

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**AN ACT** to:

- (1) require each lease for rental housing located in the County to allow the tenant to terminate the lease under certain circumstances; and
- (2) generally amend County laws related to landlord – tenant relations.

By amending

Montgomery County Code  
Chapter 29, Landlord – Tenant Relations  
Section 29-27

<b>Boldface</b>	<i>Heading or defined term.</i>
<u>Underlining</u>	<i>Added to existing law by original bill.</i>
[Single boldface brackets]	<i>Deleted from existing law by original bill.</i>
<u>Double underlining</u>	<i>Added by amendment.</i>
[[Double boldface brackets]]	<i>Deleted from existing law or the bill by amendment.</i>
* * *	<i>Existing law unaffected by bill.</i>

*The County Council for Montgomery County, Maryland approves the following Act:*



28                    (B) after reinspection within the prescribed time period, the  
29                    Department determines that the violation has not been  
30                    corrected; or

31                    [(8)] (9) another reasonable cause beyond the tenant's control.

32                    [The] Except for the reason listed in paragraph (s)(8), the lease may  
33                    provide that in the event of termination under this provision, the tenant is  
34                    liable for a reasonable termination charge not to exceed the lower of one  
35                    month's rent or actual damages sustained by the landlord.

36                    \*           \*           \*

Approved:



6/27/19

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Nancy Navarro, President, County Council

Date

Approved:

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Marc Elrich, County Executive

Date

*This is a correct copy of Council action.*

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Megan Davey Limarzi, Esq., Clerk of the Council

Date