

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: July 3, 2019  
Effective: October 2, 2019  
Sunset Date: None  
Ch. 10, Laws of Mont. Co. 2019

## 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:*

1           **Sec. 1. Section 29-27 is amended as follows:**

2           **29-27. Contents of lease.**

3           Each lease for rental housing located in the County must:

4                                   \*       \*       \*

5           (s)    Allow the tenant to terminate the lease upon 30 days' written notice to the  
6                landlord due to:

7               (1)    an involuntary change of employment from the Washington  
8                metropolitan area;

9               (2)    the death of major wage earner;

10              (3)    unemployment;

11              (4)    the tenant or the tenant's child being a victim of domestic violence;

12              (5)    a landlord harassing the tenant or violating the tenant's privacy  
13                rights;

14              (6)    the tenant or tenant's spouse:

15                    (A)   being 62 years of age or older;

16                    (B)   being unable to live independently; and

17                    (C)   needing to move to a nursing home or other senior citizen  
18                    housing;

19              (7)    the tenant being incarcerated or declared mentally incompetent;

20                    [[or]]

21              (8)    the landlord's failure to correct a violation of applicable law that  
22                    adversely affects the immediate health and safety of the tenant, as  
23                    described in Section 29-22(b)(1), in the tenant's unit or a common  
24                    area available for use by the tenant, within 30 days after being  
25                    ordered to do so by the Department[[:]] if:

26                    (A)   the tenant has allowed the landlord access to make the  
27                    required repairs; and

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

Nancy Navarro, President, County Council

Date

Approved:




7/3/19

Marc Elrich, County Executive

Date

*This is a correct copy of Council action.*



7/3/19

Megan Davey Limarzi, Esq., Clerk of the Council

Date