



# LEGISLATIVE SUMMARY

O-21-23

## Landlord-Tenant Relations - Relocation Expenses

This summary was prepared by the City of Annapolis Office of Law for use by members of the Annapolis City Council during consideration of the legislation.

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### BACKGROUND

The Annapolis City Code and Maryland Annotated Code set requirements for the Landlord-Tenant relationship and include legal steps tenants can take if a property is declared uninhabitable.

### BILL SUMMARY

O-21-23 requires a landlord to pay for a tenant's relocation if the landlord's housing is condemned as unfit for human habitation. Also, a landlord must provide a tenant with a right of first refusal to re-occupy rental housing. In addition, the legislation seeks to provide financial assistance when a tenant is displaced because of unfit living conditions which the tenant does not cause.

The bill is in Title 18 - Landlord and Tenant Relations, under the "Essential Services" chapter. It revises the chapter.

Section 18.08.010 "Services and facilities essential to health and safety" is moved down so that chapter definitions can be at the top of the chapter, as is standard throughout the code.

The new section 18.08.030 "Tenant relocation due to condemnation" is inserted at the end of the section.

### DETAILS

18.08.010 - *(original)* This section is now used for definitions, which the chapter did not have; the original text is moved to the next section. Some definitions are new to the code, while others (with Title numbers included) are the same as other parts of the code.

18.08.020 - *(new number)* - "Service and facilities essential to health and safety," the existing text in this chapter, is moved down to a new section, 18.08.020. Subtitles are added.

18.08.030 - *(new section)* - This section is entirely new and deals with Tenant Relocation provisions.



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## Landlord-Tenant Relations - Relocation Expenses

- Sets financial penalties for landlords who own property that is condemned by the City to be uninhabitable while tenants are living there;
- Landlords must pay for tenants to be permanently or temporarily relocated if a unit is condemned by the City;
- New housing must have comparable rooms and space unless otherwise negotiated between the landlord and tenant;
- Landlords must pay for the tenant to move back into the unit once City-approved repairs are made;
- The tenant must be offered the space once it's rehabbed, but can choose not to return;
- Lease provisions of the rehabbed space must be "substantially similar" to the original lease;
- This section does not apply if the City finds the unit damage is due to events beyond the landlord's control.