

Department of Legislative Services
Maryland General Assembly
2021 Session

FISCAL AND POLICY NOTE
First Reader

House Bill 1218 (Delegate Conaway)
Environment and Transportation

Landlord and Tenant – Estoppel Certificates – Notice of Receipt by Landlord

This bill requires a landlord, no later than 15 days after receiving an “estoppel certificate” from a tenant, to provide written notice, by hand delivery or certified mail, that (1) confirms receipt of the estoppel certificate by the landlord and (2) identifies any statements in the estoppel certificate that the landlord disagrees with and the basis for the disagreement.

Fiscal Summary

State Effect: The bill does not affect State government operations or finances.

Local Effect: The bill does not affect local government operations or finances.

Small Business Effect: Minimal.

Analysis

Bill Summary: An “estoppel certificate” means a signed statement by a tenant certifying for the benefit of another person that facts pertaining to the lease agreement between a landlord and tenant are correct, including the (1) existence of a written lease agreement between the landlord and tenant; (2) terms of the lease agreement (including any addendums); and (3) any additional information that may be required by the landlord or the intended beneficiary of the statement.

Current Law: There are no specifically relevant current law provisions in statute.

Additional Information

Prior Introductions: None.

Designated Cross File: None.

Information Source(s): Judiciary (Administrative Office of the Courts); Department of Legislative Services

Fiscal Note History: First Reader - February 21, 2021
rh/jkb

Analysis by: Donovan A. Ham

Direct Inquiries to:
(410) 946-5510
(301) 970-5510