

# SENATE BILL 34

E4

(PRE-FILED)

2lr0834  
CF 2lr1411

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By: **Senator Young**

Requested: October 19, 2021

Introduced and read first time: January 12, 2022

Assigned to: Finance

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## A BILL ENTITLED

1 AN ACT concerning

### 2 **Residential Elevators – Inspections**

3 FOR the purpose of establishing that, beginning on a certain date, an elevator installed in  
4 a privately owned single-family residence is subject to certain provisions of law  
5 requiring elevator inspections; and generally relating to elevator safety.

6 BY repealing and reenacting, with amendments,

7 Article – Public Safety

8 Section 12–804

9 Annotated Code of Maryland

10 (2018 Replacement Volume and 2021 Supplement)

11 BY adding to

12 Article – Public Safety

13 Section 12–804.1

14 Annotated Code of Maryland

15 (2018 Replacement Volume and 2021 Supplement)

16 SECTION 1. BE IT ENACTED BY THE GENERAL ASSEMBLY OF MARYLAND,  
17 That the Laws of Maryland read as follows:

### 18 **Article – Public Safety**

19 12–804.

20 (a) (1) Part II of this subtitle does not apply to an elevator unit that is:

21 (i) except as provided in paragraph (2) of this subsection **AND §**  
22 **12–804.1 OF THIS SUBTITLE**, installed in a privately owned single-family residential

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EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.

[Brackets] indicate matter deleted from existing law.



1 dwelling; or

2 (ii) installed in a building or structure under federal control or  
3 regulation.

4 (2) Part II of this subtitle applies to a cliffside elevator located on the  
5 property of a privately owned single-family residential dwelling.

6 (b) Sections 5-205(j), 5-207, 5-214, 5-215, and 5-216 and Title 5, Subtitle 8 of  
7 the Labor and Employment Article apply to Part II of this subtitle.

8 **12-804.1.**

9 (A) **SUBJECT TO THE PROVISIONS OF THIS SECTION, BEGINNING JANUARY**  
10 **1, 2023, PART II OF THIS SUBTITLE APPLIES TO AN ELEVATOR INSTALLED IN A**  
11 **PRIVATELY OWNED SINGLE-FAMILY RESIDENCE.**

12 (B) (1) **INSPECTIONS OF RESIDENTIAL ELEVATORS SHALL BE MADE**  
13 **UNDER THIS SECTION ON INSTALLATION AND ON EACH CHANGE OF OWNERSHIP OF**  
14 **THE RESIDENCE.**

15 (2) **THE COSTS OF AN INSPECTION UNDER THIS SECTION AND ALL**  
16 **MODIFICATIONS REQUIRED TO PASS THE INSPECTION SHALL BE THE**  
17 **RESPONSIBILITY OF THE OWNER OF THE RESIDENTIAL ELEVATOR.**

18 (3) **AN INSPECTION UNDER THIS SECTION SHALL BE MADE BY AN**  
19 **ELEVATOR INSPECTION COMPANY THAT:**

20 (I) **IS REGISTERED WITH THE STATE;**

21 (II) **MAINTAINS A MINIMUM \$150,000 ELEVATOR INSPECTOR**  
22 **GENERAL LIABILITY INSURANCE POLICY; AND**

23 (III) **DID NOT INSTALL THE ELEVATOR BEING INSPECTED.**

24 (C) **AN ELEVATOR INSTALLED IN A RESIDENTIAL DWELLING BEFORE**  
25 **JANUARY 1, 2023, IS EXEMPTED FROM A HOISTWAY GATE DISTANCE REQUIREMENT.**

26 (D) **A LIFE SCREEN BARRIER ADDED TO A RESIDENTIAL ELEVATOR SHALL**  
27 **BE INSTALLED BY A CERTIFIED ELEVATOR CONTRACTOR.**

28 SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect  
29 October 1, 2022.