



HOUSE COMMITTEE ON APPROPRIATIONS

FISCAL NOTE

HOUSE BILL NO. 1526

PRINTERS NO. 2696

PRIME SPONSOR: Saylor

COST / (SAVINGS)

FUND	FY 2011/12	FY 2012/13
General Fund	\$0	\$0
Local Funds	\$0	\$0

SUMMARY: Amends the Landlord and Tenant Act of 1951 by adding a section related to the death of a tenant during the term of a residential lease. This legislation would take effect in 60 days.

ANALYSIS: This legislation would provide an early termination option when a tenant dies during the term of a residential lease. Upon 14 days written notice to the landlord, the estate of the deceased tenant may elect to terminate the lease on the later of: 1) the last day of the calendar month immediately following the month in which the tenant died; or 2) upon surrender of the rental unit and removal of all of the tenant's personal property.

The bill preserves the landlord's right to collect rent moneys and any other debt incurred by the tenant or the tenant's estate prior to the termination of the lease. The landlord may not, however, impose any penalty for breach, early termination, inadequate notice, or any similar penalty when an estate exercises the early termination option in accordance with the provisions of the bill.

The legislation only applies to residential leases entered into or extended on or after the effective date of the act, provided the lease is not subject to the interest of a surviving tenant.

FISCAL IMPACT: This legislation would have no adverse impact on Commonwealth or local funds.

PREPARED BY: Tim Rodrigo
House Appropriations Committee (R)

DATE: November 15, 2011

Estimates are calculated using the best information available. Actual costs and revenue impact incurred may vary from estimates.