



# HOUSE COMMITTEE ON APPROPRIATIONS

## FISCAL NOTE

HOUSE BILL NO. 447

PRINTERS NO. 1037

PRIME SPONSOR: Saylor

### COST / (SAVINGS)

FUND	FY 2014/15	FY 2015/16
General Fund	\$0	\$0
Municipal Funds	\$0	\$0

**SUMMARY:** Amends the Landlord and Tenant Act by adding provisions for early termination of a lease if a tenant dies. This legislation would take effect in 60 days and would be applicable to leases entered into or extended on or after the effective date.

**ANALYSIS:** This legislation amends the Landlord and Tenant Act by providing for optional early termination of a lease, without penalty, if the tenant has died and was the sole tenant of a residential unit.

Upon 14 days written notice to the landlord, the executor/administrator of the estate of the deceased tenant may elect to terminate the lease on the later of the following:

- 1) the last day of the second calendar month that follows 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 tenant's estate will be liable for any expense the landlord incurs as a direct result of the death and for any rent or damages to the premises that were owed prior to the date of lease termination. The tenant's estate will not be liable for damages or any other penalty for breach/inadequate notice as a result of terminating a lease under the bill's provisions.

**FISCAL IMPACT:** This legislation would have no adverse fiscal impact on Commonwealth or municipal funds.

**PREPARED BY:** Tim Rodrigo  
House Appropriations Committee (R)

**DATE:** April 14, 2015

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