



SUMMARY OF 2017 REAL ESTATE LEGISLATION Maryland Association of REALTORS®

AFFORDABLE HOUSING AND TAXES

[HB 33](#) – Income Tax – Subtraction Modification – Retirement Account Withdrawals for Higher Education Tuition

STATUS: NOT PASSED

Exempted from state and local taxes any payments from retirement accounts which are used to pay tuition at Maryland institutions of higher education. Although some retirement accounts already permit tax free withdrawals, HB 33 would have no limits on the amount that may be withdrawn.

[HB 83/HB 1033](#) – Income Tax – Subtraction Modification – Discharged Student Loan Debt

STATUS: PASSED – Effective July 1, 2017 and applicable to tax years beginning after December 31, 2016

Both bills expand favorable tax treatment for discharged student debt. However, only HB 83 was passed. Under the old law, only discharged debt resulting from death or permanent disability was tax exempt, now all discharged student debt is exempt from state taxes.

[HB 107](#) – Department of Housing and Community Development – Funding for Newly Constructed Single-Family Homes

STATUS: NOT PASSED

Allowed the Department of Housing and Community Development to give grants for new construction to help defray the cost of automatic fire sprinklers. Because the law already permits such grants within priority funding areas, HB 107 expanded the Department's authority to outside of Maryland's Critical Areas.

[HB 196](#) – Income Tax – Subtraction Modification – Interest Paid on Student Loans

STATUS: NOT PASSED

Exempted the interest paid on student loans from state income taxes if the taxpayer earns less than \$250,000 in federally adjusted gross income.

HB 215 – County Revenues – Business Fees and Personal Property Tax Exemption

STATUS: NOT PASSED

Authorized county governments to impose filing fees on businesses while exempting personal property from county taxation. MAR was concerned that the apparent trade off would ultimately impose more costs on many real estate companies.

HB 230 – Income Tax – Subtraction Modification – First-Time Homebuyer Savings Account

STATUS: NOT PASSED

Established a tax-free homebuyer savings account. Up to \$5,000 a year can be contributed to an account and deducted from state taxes. Up to \$50,000 total may be contributed or earned tax free if the money is used to pay downpayment or closing costs within 15 years of establishing an account.

HB 284 – State Property Tax – Homestead Property Tax Assessment Cap Reduction

STATUS: NOT PASSED

Limited the increase in annual state property tax assessments to 5 percent. Current law limits the annual assessment increase to 10 percent.

HB 363/SB 111 – Recordation and Transfer Taxes – Exemptions – Property Conveyed from Sole Proprietorship to Limited Liability Company

STATUS: PASSED – Effective July 1, 2017

Exempts from recordation and transfer taxes the transfer of property from a sole proprietorship to a limited liability company if the owner is the same. Maryland law exempts many of these “paper transfers” from real estate taxes and HB 363 expands the list of exempt transactions. The legislation also clarifies that the transfer would have to meet the “controlling interests” test to be exempt.

HB 399/SB 320 – Student Debt Relief Act of 2017

STATUS: NOT PASSED

Exempted the interest paid on student loans from state income taxes if the taxpayer earns less than \$200,000 or \$250,000 in federally adjusted gross income depending on whether the taxpayer files individually or jointly.

HB 592/SB 915 – Real Property Tax – Assessment Appeals Process – Dwellings

STATUS: PASSED – Effective January 1, 2018

Requires the State Department of Assessments and Taxation (SDAT) to hold an assessment appeals hearing within 120 days of receiving the property owner’s appeal. The legislation also requires SDAT to issue a decision on the appeal within 60 days for a supervisor issued opinion or 30 days for an appeal board issued decision.

HB 644/SB 180 – Independent Living Tax Credit Act

STATUS: PASSED – Effective July 1, 2017 and applicable to tax years beginning after December 31, 2017

Establishes a tax credit against state income taxes for 50% of the qualified expenses related to home renovation that provides accessibility and universal visitability features. The credit is limited to the lesser of \$5,000 or the state tax liability of the individual that year and may not be carried over to future tax years. In addition, the state may not award more than \$1 million worth of credits in a single year. Individuals will have to apply by June 1st to the Maryland Department of Housing and Community Development (DHCD) to be approved for the credit.

HB 688/SB 407 – Homeowners' Property Tax Credit – Eligibility – Cost-of-Living

Adjustment

STATUS: NOT PASSED

Established a cost-of-living adjustment for the Homeowners' Property Tax Credit. The credit is currently only available to individuals with total net worth equal to or less than \$200,000 and annual gross income equal to or less than \$60,000.

HB 691 – Corporations and Associations – Annual Reports – Filing Fees (Filing Fee Fairness Act of 2017)

STATUS: NOT PASSED

Substituted the typical \$300 annual filing fee that most businesses pay with a graduated fee scale. Although businesses with taxable assets of less than \$25,000 would see a reduction in their fees, all other businesses would pay the same fee or more (up to \$750 or more for assets totaling more than \$50,000).

HB 888 – Income Tax Expensing of Business Property and Bonus Depreciation – Recoupling with Federal Law

STATUS: NOT PASSED

Unified Maryland's tax treatment of business property expensing with the more generous federal tax treatment.

HB 1041/SB 237 – Income Tax – Standard Deduction – Inflation Adjustment

STATUS: NOT PASSED

Required state income tax deductions (including those for real estate) to be increased annually by a cost-of-living adjustment.

HB 1155/SB 367 – Income Tax – Subtraction Modification – Mortgage Forgiveness Debt Relief

STATUS: PASSED – Effective July 1, 2017 and applicable to the tax years 2017-2018

Provides mortgage debt forgiveness tax relief to Marylanders. If the Congress extends federal tax relief for mortgage debt forgiveness, the state laws follows the federal law. However, if Congress fails to pass mortgage debt forgiveness tax relief this year, then Marylanders will be able to deduct up to \$100,000 in forgiven debt for individual filers and up to \$200,000 in forgiven debt for a couple filing a joint return. The deduction applies only against state income taxes.

[HB 1234](#) – Property Tax – Credit for Retired Military Service Members – Eligibility
STATUS: PASSED – Effective June 1, 2017 and applicable to all tax years after June 30, 2017

Broadens existing property tax credit authority for local governments that now authorize a credit up to 20% of the local property tax for members of the U.S. Armed Forces. This bill includes the following new categories: the military reserves; the National Guard; and the uniformed services of National Oceanic and Atmospheric Administration (NOAA) and the Public Health Services.

[HB 1238](#) – Personal Property Tax – Exemption for Business Personal Property
STATUS: NOT PASSED

Exempted personal property from county and municipal property taxes.

[HB 1323](#) – Property Tax – Credit for Revitalization Districts
STATUS: PASSED – Effective June 1, 2017 and attributable to tax years after June 30, 2017

Authorizes local governments to adopt tax credit programs for homeowners of dwellings in a revitalization district if the homeowner makes a significant improvement to the home. If a local government implements the program, the credit would exempt taxes on the difference in the value of the property before and after the improvements have been made.

[HB 1402](#) – Property Tax Appeals – Payment of Refunds – Deadline and Notice
STATUS: PASSED – Effective October 1, 2017

Requires local tax collectors to provide a refund within 30 days after being notified by a property tax appeal authority that a homeowner's assessed value of the property was reduced.

[HB 1514/SB 812](#) – Housing and Community Development – Community Development Program Act
STATUS: NOT PASSED

Levied a third transfer tax on most residential and commercial real estate sales in Maryland. There is already a 0.5% transfer tax levied on sales for Program Open Space and other land programs, and most local counties impose transfer taxes that vary from 0.5% up to 1.5%. The revenue from the new transfer tax would fund a Community Development Fund.

[HB 1623/SB 1103](#) – Home Sprinkler and Fire Safety Assistance Fund
STATUS: NOT PASSED

Authorized the Department of Housing and Community Development (DHCD) to give grants to low and moderate-income homebuyers purchasing affordable new single-family homes. The grants would have defrayed the cost of automatic fire sprinklers.

[SB 108](#) – Property Tax Credit – Erosion Control Measures – Nonstructural and Structural Shoreline Stabilization
STATUS: PASSED – Effective June 1, 2017 and applicable to tax years after June 30, 2017

Expands the authority granted to local governments to approve tax credits for erosion control. Current law permits local governments to approve laws granting property tax credits against

the cost of installing erosion control structures or devices. SB 108 expands the tax credit authority to nonstructural erosion controls like living shorelines.

**[SB 261](#) – Property Tax Credit – Residential Property Damaged by Natural Disaster
STATUS: PASSED – Effective June 1, 2017 and applicable to tax years after June 30, 2017**

Expands the authority granted to local governments to approve a property tax credit for residential properties damaged by a natural disaster. Previously, the law only allowed a credit for damage caused by floods or sewage.

REAL ESTATE BROKERAGE AND CONTRACTS

[HB 26/SB 247](#) – Real Property – Notices of Foreclosure Sale and Postponement or Cancellation of Foreclosure Sale

STATUS: PASSED – Effective October 1, 2017

Clarifies that Homeowners Associations (HOAs) and condominium Council of Unit Owners (Council) receive notice of a foreclosure sale if the HOA or Council have a recorded statement of lien. It also requires notice to be given to them and the owner of the property if the sale is postponed.

[HB 44](#) – Residential Property – Ground Lease Registration Forms – Contact Information Option

STATUS: PASSED – Effective October 1, 2017

Requires the State Department of Taxation and Assessments (SDAT) to change the ground lease registration forms so that holders may include their telephone number and email address. Ground rent holders would not be required to provide an email, but would have the option.

[HB 45](#) – Real Property – Redeemable Ground Rents – Required Redemption

STATUS: NOT PASSED

Required a ground rent to be redeemed by the leasehold tenant when the tenant refinances or purchases a property subject to a redeemable ground rent.

[HB 138/SB 6](#) – Occupational and Professional Licensing Boards, Commissions, and Regulatory Entities – Notifications of Applicants, Licensees, Registrants, and Permit Holders

STATUS: PASSED – Effective October 1, 2017

Authorizes the Real Estate Commission (REC) and other Boards and Commissions under the Department of Labor, Licensing and Regulation to notify licensees through email rather than regular mail. The bill grants authority to the REC to send renewal notices by regular mail or email. Currently, the REC communicates through both regular mail and email. The bill also provides that if the REC receives a message that the email was undeliverable, the REC would then have to contact the licensee by regular mail.

[HB 453](#) – Tax Sales – Water Liens – Moratorium

STATUS: NOT PASSED

Enacted a moratorium on the sale of any property related to enforcement of a water lien from July 1, 2017 to July 1, 2018 if the sale is only to enforce the water lien.

[HB 659/SB 823](#) – Task Force to Study Tax Sales in Maryland

STATUS: PASSED – Effective June 1, 2017

Creates a Task Force to Study Tax Sales in Maryland. The Task Force is charged with evaluating the impact of tax sales in Maryland, the differences in enforcement between the local governments, and alternatives to tax sales. The Task Force is required to make recommendations to the Governor and General Assembly on or before December 1, 2017.

[HB 702/SB 1033](#) – Residential Property – Vacant and Abandoned Property – Expedited Foreclosure

STATUS: PASSED – Effective October 1, 2017

Creates an expedited foreclosure process for vacant and abandoned property. If a secured party determines that a property was vacant and abandoned using 11 statutory indicia, the secured party could immediately petition the circuit court to proceed with the foreclosure. If the court grants the motion, the foreclosure may be docketed and the foreclosure is exempt from mandatory mediation and other foreclosure procedures. A homeowner would have 20 days to challenge the order of the court starting on the date the homeowner is served notice.

[HB 760](#) – State Real Estate Commission – Real Estate Brokerage Services – Duties and Obligations

STATUS: PASSED – Effective October 1, 2017

Permits real estate licensees to discuss other properties at an open house if the licensee has the written consent of the seller.

[HB 1048/SB 875](#) – Residential Property – Notice of Foreclosure

STATUS: PASSED – Effective October 1, 2018

Requires a pre-foreclosure notice to the the Department of Labor, Licensing, and Regulation (DLLR). The entity filing foreclosure is charged with providing the notice within 7 days of filing with the court. The notice must detail information about the property including whether it is vacant. This pre-foreclosure list may be accessed by local and state government. A person residing on the same block or a Homeowners Association or Condominium community may also request information from their local government about specific property from the pre-foreclosure list. This pre-foreclosure list would be in addition to the list of foreclosed properties DLLR is already required to maintain.

[HB 1077](#) – Attorney's liens – Settlement Providing for Conveyance of Real Property – Enforcement

STATUS: NOT PASSED

Empowered attorneys with the same foreclosure rights as lenders to enforce a lien for unpaid services.

[HB 1173](#) – Real Property – Rent-to-Own Agreements and Contracts – Requirements

STATUS: NOT PASSED

Required, among other provisions, that an attorney review rent-to-own (lease option) contracts at least 30 days before a consumer signs the contract.

[HB 1515](#) – Residential Property – Foreclosure Timelines and Procedures

STATUS: NOT PASSED

Required secured parties to provide more specific information regarding loss mitigation including a more detailed explanation of a denial for foreclosure alternatives. The bill also increased the length of time from 30 to 90 days that the Office of Administrative Hearings (OAH) may extend the mediation period, and authorized OAH order a 6-month prohibition on foreclosure sales.

COMMON OWNERSHIP COMMUNITIES

[HB 34](#) – Real Property – Homeowners Associations – Resale of Lot – Inspection Fees

STATUS: PASSED – Effective October 1, 2017

Establishes a maximum fee that Homeowners Associations may charge to inspect a lot. Legislation was passed last year that set the maximum fee that can be charged for HOA and Condo resale packets, but never established a fee cap for HOA inspections. HB 34 permits an inspection fee of up to \$50 if an inspection is required by the governing documents of the Homeowner Association. This is in addition to HOA fees already permitted under law.

[HB 41](#) – Real Property – Common Ownership Communities – Statewide Registration

STATUS: NOT PASSED

Created a registration requirement for common ownership communities like Homeowners Associations, Condominiums and Cooperatives. The bill levied an annual registration fee of \$10 and required communities to disclose information such as: the number of units or homes and the contact information of the community manager.

[HB 651](#) – Real Property – Condominiums and Homeowners Associations – Reserve Studies – Annual Budgets

STATUS: NOT PASSED

Required a Condominium Council of Unit Owners and a Homeowners Association to complete a reserve study (the amount of money needed for major repairs and replacements of the communities' common elements). The legislation contained certain triggers for the reserve study requirement, including a requirement that a community have at least 50 units.

[HB 789](#) – Condominiums and Homeowners Associations – Amendment of Governing Documents

STATUS: PASSED – Effective October 1, 2017

Lowers the minimum number of votes needed to approve changes to bylaws for condominiums and homeowners' associations if at least 60% of the members in "good standing" approve the change. A property owner may not be more than 90 days in arrears in the payment of community assessments to be considered in "good standing." Additionally, a

community's bylaws could require that a bylaw change be approved by less than 60%, but could not require approval by a greater percentage.

[HB 1192/HB 1193](#) – Real Property – Regulation of Common Ownership Community Managers

STATUS: NOT PASSED

Established the creation, duties, composition, responsibilities and authority for the Maryland State Board of Common Ownership Community Managers within the Department of Labor, Licensing, and Regulation. The State Board would have overseen the licensing of Common Ownership Communities managers and provided a comprehensive solution to dealing with Homeowner Association and Condominium management issues.

[HB 1369/SB 809](#) – Condominiums and Homeowners Associations – Sales of Common Elements and Common Areas

STATUS: NOT PASSED

Required notice to the residents of condominiums and homeowner's associations of tax sales affecting common area property owned by the community.

[HB 1437/SB 1184](#) – Foreclosed and Vacant Residential Property – Common Ownership Communities – Payment of Regular Assessments

STATUS: NOT PASSED

Required a secured party to pay the regular assessments of a common ownership community until the title to the property is recorded by the new owner after the foreclosure sale.

[SB 530](#) – Real Property – Regulation of Common Ownership Community Managers

STATUS: NOT PASSED

Established the State Board of Common Ownership Community Managers in the Department of Labor, Licensing and Regulation. The State Board would oversee the licensing of Common Ownership Communities managers and provide a comprehensive solution to dealing with Homeowner Association and Condominium management issues.

LAND-USE, PROPERTY RIGHTS, AND THE ENVIRONMENT

[HB 155](#) – Maryland Agricultural Land Preservation Foundation – Easement Termination

STATUS: PASSED – Effective October 1, 2017

Clarifies that if an agricultural easement has been terminated by a local government, the Maryland Agricultural Land Preservation Foundation must also approve or deny the request. However, if the local government denies the request for termination, MALPF is not required to consider the termination request. Clarifies that an owner repurchasing an easement has 30 days to elect repurchase and 180 days to complete the repurchase.

[HB 217/SB 285](#) – Agricultural Land Preservation Easements – Overlay Easements, Rights-of-Way, or Servitudes

STATUS: NOT PASSED

Clarified that no additional overlay may be approved on MALPF easements without the prior written permission of the Foundation. MALPF would be prohibited from approving any overlay if it would have a “permanent, harmful effect on the conservation attributes” of their easement.

[HB 281/SB 266](#) – Environment – On-Site Sewage Disposal Systems – Best Available Technology for Nitrogen Removal – Prohibition

STATUS: NOT PASSED

Required Best Available Technology (BAT) for many septic systems outside of Maryland’s Critical Areas. The legislation was intended to reinstate a regulation terminated in November 2016. The cost of BAT systems added an additional \$10,000 to build a new home while providing little water quality improvement. The bill was heavily amended before passage in the Senate, but failed in the House.

[HB 384/SB 343](#) – Bay Restoration Fund – Eligible Costs – Expansion

STATUS: PASSED – Effective July 1, 2017

Permits the Maryland Department of Environment to use Bay Restoration Fund (BRF) money to upgrade municipal wastewater treatment plants that include an upgrade to a Biological Nutrient Reduction facility.

[HB 434/SB 62](#) – Real Property – Backyard Gardens – Prohibition on Restrictions

STATUS: NOT PASSED

Prohibited restrictions on backyard gardens for occupants of single-family property. The bill overrode any lease restriction, Homeowner’s Association (HOA) or Condominium Council of Unit Owners covenant or by-law, as well as local government statutes.

[HB 599/SB 365](#) -- Forest Conservation Act – Exemption, Reforestation Rate, and Forest Conservation Fund – Alterations

STATUS: NOT PASSED

Expanded the amount of forest replacement required for many development projects under Maryland’s Forest Conservation Act. Among the provisions was a four-fold increase in tree replacement for certain projects that fell below statutory thresholds.

[HB 617/SB 29](#) – Natural Resources – Forest Conservation Act – Forest Conservation Thresholds and Afforestation and Reforestation Requirements

STATUS: PASSED – Effective June 1, 2017

Clarifies that local governments with planning and zoning authority may adopt forest conservation thresholds and other requirements that are more stringent than state law. The current law already provided that authority even though no local government had implemented it.

[HB 849/SB 615](#) – Courts – Physical Invasion of Privacy – Civil Cause of Action

STATUS: NOT PASSED

Prohibited the use of an unmanned aerial system (UAS) from entering onto a property owner's land or airspace without their permission.

[HB 863](#) – State Agricultural and Conservation Property Interests – Solar Facilities (Right to Solar Farm)

STATUS: NOT PASSED

Increased the amount of acreage permitted for solar generation on a MALPF easement. Current law limits solar facilities to no more than 5% of the easement or 5 acres. HB 863 would have increased that limit to no more than 25% of the easement or 3% of total easements granted by the entire program.

[HB 1168/SB 957](#) – Counties and Municipalities – Land Bank Authorities

STATUS: PASSED – Effective October 1, 2017

Expands the authority for Land Banks to the counties and expands the type of properties permitted in the Land Banks. The legislation will provide avenues for local government to return blighted properties back to the market.

[HB 1355](#) – Sewerage Systems – Residential Major Subdivisions in Tier III and Tier IV Areas

STATUS: NOT PASSED

Authorized additional subdivisions in Tier III and IV areas under the Sustainable Growth and Agricultural Preservation Act if the county met significant county-wide preservation goals.

[HB 1413/SB 1185](#) – Real Property – New Residential Construction – Correction of Drainage Defect

STATUS: NOT PASSED

Required a home builder to correct a drainage defect affecting a new home. The bill gave the owner 6 months to discover the defect, and granted the builder 6 months to correct it.

PROPERTY MANAGEMENT

[HB 7](#) -- Environment – Children with Elevated Blood Lead Levels – Environmental Investigation

STATUS: NOT PASSED

Directed the Maryland Department of Environment (MDE) to follow the United States Department of Housing and Urban Development (HUD) guidelines for conducting environmental inspections of property where children with elevated blood lead levels (EBLs) reside. The guidelines help identify whether the source of lead is from paint in the unit, or other items such as toys, food etc.

[HB 133](#) – Environment – Reduction of Lead Risk in Housing – Notification of Elevated Blood Lead Level

STATUS: PASSED – Effective October 1, 2017

Lower the trigger level from 15 ug/dl to 10 ug/dl for children with elevated blood lead levels. The trigger level prompts notification to parents and property owners as well as more state assistance to local governments for earlier case management.

[HB 172/SB 728](#) – Home Act of 2017

STATUS: NOT PASSED

Created a new protected class for “source of income.” This provision would have forced landlords to accept federal housing vouchers even though these federal programs are voluntary.

[HB 228/SB 546](#) – Environment – Water Service – Shutoff Notice Disclosures and Vulnerable Population Protection

STATUS: NOT PASSED

Required disclosures and limits water providers from terminating water service for certain vulnerable populations. The provisions create a difficult standard to overcome in situations when a tenant does not pay a water bill, but requires the landlord and, by extension the other tenants, to keep paying.

[HB 261](#) – Public Utilities -Termination of Service to Multifamily Dwelling Unit – Notification to Property Owner or Property Manager

STATUS: PASSED – Effective October 1, 2017

Authorizes a property manager or owner to receive notice from an electric or gas company when a tenant’s account will be terminated for nonpayment. To receive the notice, the property manager or owner must first receive the consent of the tenant and that consent must be communicated to the public service provider.

[HB 327](#) – Real Property – Residential Leases – Notice of Routine Maintenance

STATUS: NOT PASSED

Required a landlord to post notice of routine maintenance at least 24 hours before the work is to be started. The bill was amended to remove the posting requirement and permit the notice to be mailed or emailed.

[HB 500](#) – Rental Units, Condominiums, and Homeowners Associations – Smoking Restrictions

STATUS: NOT PASSED

Authorized leases, condominiums and some Homeowner Association (HOA) properties to restrict smoking within the specific units.

[HB 851/SB 49](#) – Landlord and Tenant – Military Personnel – Limitation on Liability for Rent

STATUS: PASSED – Effective October 1, 2017

Provides that service members or their spouses can break leases if: they have permanent or temporary change of station orders; are required to move into barracks; or are released from active duty.

[HB 1346](#) – Residential Leases – Definition of “Rent”

STATUS: NOT PASSED

Created a statutory definition of rent that excludes any amounts not directly related to payment for the possession and use of the premises. This would have excluded utility costs that may be included as part of the “lease” payment.

[HB 1206/SB 377](#) – Real Property – Wrongful Detainer Actions – Counterclaims and Cross Claims

STATUS: NOT PASSED

Authorized counterclaims and cross-claims in wrongful detainer court actions. Although current law does not permit counterclaims or cross-claims, defendants may file a separate civil action against the plaintiff.

[HB 1358/SB 542](#) – Maryland Lead Poisoning Recovery Act

STATUS: NOT PASSED

Creates a new type of liability for producers of lead pigment used in paint. This “market share” liability would be based on a manufacturer’s share of the market rather than the direct causation required for many civil/tort cases. Although the legislation attempted to limit court actions by the paint manufacturers against property owners, the legality of the legislation is uncertain.

[HB 1487](#) – Landlord and Tenant – Repossession for Failure to Pay Rent – Procedures

STATUS: NOT PASSED

Extended the amount of time needed to repossess property after a tenant fails to pay rent. Amendments were proposed to limit the bill to prohibiting evictions for properties which failed to register under the Lead Paint Poisoning Prevention Program.

[SB 501](#) – Real Property – Wrongful Detainer Actions – Trial by Jury

STATUS: NOT PASSED

Authorized jury trials for wrongful detainer actions when the underlying case meets certain thresholds for a jury trial.

[SB 520](#) – State Real Estate Commission – Property Managers – Registration

STATUS: NOT PASSED

Created a registration requirement for property managers of less than 50 units. In addition to registering with the Maryland Real Estate Commission (unless the manager already had a real estate license), the manager would have been required to purchase a surety bond.

[SB 706](#) – Landlord and Tenant – Expedited Eviction Proceedings – Notice and Appeals
STATUS: NOT PASSED

Reduced from 14 to 5 days the time for notice to a tenant about an eviction. This expedited time frame would apply only to tenants who pose a "clear and imminent danger" to themselves or other tenants.

COMMERCIAL

[HB 1/SB 230](#) – Labor and Employment – Maryland Healthy Working Families Act
STATUS: PASSED – Effective January 1, 2018

Requires employers of 15 or more employees to provide paid sick leave equivalent to 1 hour for every 30 hours worked not to exceed 40 hours in a year. The bill exempts most independent contractors, including real estate agents (not employees of a real estate firm). There are other limitations on the number of hours an employee must work to qualify and limits on how much leave may roll over from year to year.

[HB 915/SB 605](#) – Income Tax – Carried Interest – Additional Tax
STATUS: NOT PASSED

Imposed a 19 percent tax on investment management services provided by pass through entities when the assets under management are real estate, partnerships commodities and options or derivative contracts.

[HB 1614/SB 1116](#)– Fair Scheduling, Wages, and Benefits Act
STATUS: NOT PASSED

Required employers to provide work schedules to employees at least 21 days in advance. Set rules for compensating employees including providing “predictability” compensation if a schedule was changed sooner than 21 days. Established other reporting requirements as well.

MISCELLANEOUS

[HB 115/SB 183](#) – Mold Remediation Services Providers – Licensure and Program
Evaluation

STATUS: PASSED – Effective October 1, 2017

Extends the termination of the Mold Remediation Licensure Program from July 1, 2013 to July 1, 2019. The Mold Remediation Licensure Program was first authorized in 2008 but never funded. The program was intended to provide a license and regulate any company conducting mold remediation services. With passage of HB 115, state government has until 2019 to fund a program, and companies are permitted to operate without a license until then.

[HB 140](#) – State Commission of Real Estate Appraisers, Appraisal Management Companies, and Home Inspectors – Supervision of Appraiser Trainees

STATUS: PASSED – Effective October 1, 2017

Conforms state requirements for the initial licensure and/or certification of real estate appraisers with the federal rules under the Appraiser Qualifications Board (AQB). The AQB sets standards for the education and training of real property appraisers and requires that trainees be supervised by certified appraisers and not by licensed appraisers as cited under Maryland statute. State appraiser licensing programs must conform to the AQB requirements.

[HB 1306](#) – Cable Service – Broadband Connection Requirement – Enforcement

STATUS: NOT PASSED

Required franchise agreements for cable companies to phase in broadband service over a digital subscriber line (DSL), cable modem or fiber optics.

[HB 1313](#) – Public Utilities – Telephone Companies – Wired Broadband (Wired Broadband Act of 2017)

STATUS: NOT PASSED

Required a telephone company to provide “wired broadband” internet service.

[SB 284](#) – Vehicle-Miles-Traveled Tax and Associated Mandated Devices – Prohibition

STATUS: NOT PASSED

Prohibited the State and local jurisdictions from imposing a transportation user fee based on vehicle miles traveled.