

COUNTY LOCAL LAWS

modifies the terms, conditions, rules, regulations or any other provisions concerning the use and occupancy of a dwelling unit.

Notice. Notification in such manner and form as shall be established by regulations promulgated by the Commission; except, that these regulations shall not conflict with the notice provisions contained in Article 21 of the Annotated Code of Maryland.

Office. The Office of Landlord-Tenant Affairs.

Person. An individual, corporation, partnership, association, organization or any other legal entity.

Rental facility. Any structure, or combination of related structures and appurtenances, operated as a single entity, including a trailer coach park (as defined in Section 54-42 of the Montgomery County Code 1972, as amended, and also known as a mobile home park), in which the operator thereof provides for a consideration two or more dwelling units; but shall not be construed to mean any transient facilities such as boarding houses, tourist homes, inns, motels, hotels, school dormitory, hospitals or medical facilities; and any facilities operated for religious or eleemosynary purposes; provided, however, in the case of trailer coach parks (mobile home parks), the provisions of subsections (b) and (t) of Section 29-26 of this Chapter shall not apply.

Security deposit. Any payment of money, including the payment of the last month's rent in advance of the time it is due, given to a landlord against non-payment of rent or damage to the leased premises.

Tenant. Any person who occupies a dwelling unit for living or dwelling purposes with the landlord's consent.

Sec. 2. Severability.

The provisions of this Act are severable, and if any provision, sentence, clause, section or part thereof is held illegal, invalid, or unconstitutional, or inapplicable to any person or circumstances, such illegality, invalidity, unconstitutionality, or inapplicability shall not affect or impair any of the remaining provisions, sentences, clauses, sections, or parts of the Act or their application to other persons or circumstances. It is hereby declared to be the legislative intent that this Act would have been adopted if such illegal, invalid or unconstitutional provision, sentence, clause, section or part had not been included therein, and if the person or circumstances to which the