

SECTION 1. BE IT ENACTED BY THE GENERAL ASSEMBLY OF MARYLAND, That section(s) of the Code of Public Local Laws of Maryland be repealed, amended, or enacted to read as follows:

Article 4 - Baltimore City

9-9A. LANDLORD'S NONCOMPLIANCE WITH LEASE.

(A) IN ADDITION TO THE PROVISIONS OF SECTION 9-9, IN AN ACTION FOR RECOVERY OF RENT OR FOR THE POSSESSION OF LEASED PREMISES FOR NONPAYMENT OF RENT, OR IN AN ACTION BROUGHT BY A TENANT PRAYING FOR ONE OR MORE OF THE FORMS OF RELIEF ENUMERATED IN SECTION 9-9, THE TENANT MAY ASSERT AS A DEFENSE OR AS THE BASIS FOR HIS ~~DECLARATION~~ AFFIRMATIVE RELIEF, THAT THERE EXISTS ON THE LEASED PREMISES A CONDITION WHICH CONSTITUTES A MATERIAL BREACH OF A LEASE PROVISION OR WHICH CONSTITUTES A REPUDIATION OF A MATERIAL INDUCEMENT TO THE TENANT TO RENT THE PREMISES NONCOMPLIANCE BY THE LANDLORD WITH THE WRITTEN LEASE OR A CONDITION WHICH CONSTITUTES A REPUDIATION OF A WRITTEN INDUCEMENT TO RENT THE PREMISES, SUCH AS BUT NOT LIMITED TO THE FOLLOWING:

(1) LACK OF ADEQUATE FUNCTIONAL AND SUFFICIENT LAUNDRY, COOKING, OR DISHWASHING FACILITIES;

(2) LACK OF ADEQUATE FUNCTIONAL REFRIGERATION OR AIR CONDITIONING;

(3) LACK OF ADEQUATE PROPER MAINTENANCE; OR

(4) LACK OF SPECIFIED RECREATIONAL FACILITIES.

(B) THE PROVISIONS OF SECTIONS 9-9(D) THROUGH 9-9(N) SHALL APPLY TO ANY ACTION OR DEFENSE BASED UPON THIS SECTION.

SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect July 1, 1978.

Approved May 16, 1978.

CHAPTER 624

(House Bill 760)

AN ACT concerning

State and Local Central Committees

FOR the purpose of requiring the ~~parties~~ party's State central committee maintain in its files a copy of its