

RESOLUTION NO. 2746

A RESOLUTION OF THE CITY OF SALISBURY TO AMEND THE LANGUAGE OF THE TENANTS' RIGHTS LEASE ADDENDUM TO INCLUDE NOTIFICATION OF SHARED HVAC SYSTEMS IN MULTI-UNIT STRUCTURES.

WHEREAS, the City of Salisbury desires to increase the level of consumer protection for tenants residing in residential dwelling units within the City; and

WHEREAS, such consumer protection is currently aided by requiring a written addendum to leases of all residential dwelling units within the City; and


WHEREAS, pursuant to Chapter 15.26.115 of the Salisbury Municipal Code the Tenants' Rights Lease Addendum may be amended from time-to-time; and


WHEREAS, this amended lease addendum will ensure each tenant is aware of whether or not their rental dwelling unit has a shared heating and cooling HVAC system, which is recirculating air from within the structure they are leasing.

NOW, THEREFORE, BE IT RESOLVED that the City of Salisbury, Maryland hereby adopts the amended Tenants' Rights Lease Addendum attached hereto as Exhibit 1.

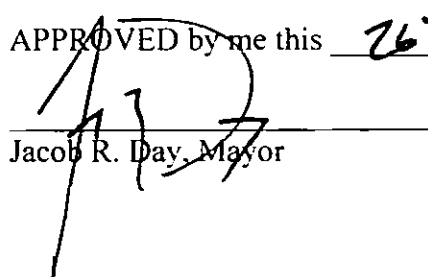
THE ABOVE RESOLUTION was introduced and read and passed at the regular meeting of the Council of the City of Salisbury held on this 24 day of April, 2017 and is to become effective immediately upon adoption.

ATTEST:

  
Kimberly R. Nichols  
City Clerk

  
John R. Heath  
President, City Council

APPROVED by me this 26<sup>th</sup> day of APRIL, 2017

  
Jacob R. Day, Mayor

# Memo

**To:** Julia Glanz  
**From:** Susan Phillips  
**Date:** 4/24/2017  
**Re:** Re-Circulating Air in Multi-Unit Structures

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Attached you will find the addition of language to the Tenants Rights Lease Addendum, informing tenants of whether or not the unit they are renting in a multi-unit structure has a heating and air HVAC unit that is possibly re-circulating air.

This request came from council discussion after resident complaints and requests were received regarding this matter.

Unless you have any questions please forward this memorandum to the Mayor and City Council.

**EXHIBIT 1**

**CITY OF SALISBURY  
TENANTS' RIGHTS LEASE ADDENDUM**

In Maryland, the Landlord/Tenant relationship is governed by Title 8 of the Real Property Article. Title 8 may be accessed online by using the following link:

<http://www.michie.com/maryland/lpext.dll?f=templates&fn=main-h.htm&cp=mdcode>

**Landlord Retaliation Prohibited**

In Maryland, a landlord may not retaliate against a renter because the renter exercised his or her rights under the law or a lease. In other words, a landlord may not evict or threaten to evict a renter, increase the rent, decrease services, or terminate a month-to-month lease, because the renter did one of the following: 1) complained about unsafe housing conditions; 2) participated in a tenants' association; or 3) participated in a lawsuit against the landlord.

If tenants believe that the landlord is retaliating against them or threatening to retaliate against them, they should seek legal advice. The agencies listed below offer legal advice and information.

**Consumer Protection Division of the Maryland Attorney General's Office:**

<http://www.oag.state.md.us/Consumer/landlords.htm>

Or, you may contact the Consumer Protection Division's Lower Eastern Shore Office at 201 Baptist Street, Salisbury, MD 21801; (410) 713-3620.

A joint project sponsored by Baltimore Neighborhoods Inc. and the Legal Aid Bureau that describes tenants' rights in language non-attorneys may understand: <http://www.peoples-law.org/housing/ltenant/lt.html>

Or, you may contact the Legal Aid Bureau's Lower Eastern Shore offices (Wicomico, Dorchester, Worcester, Somerset) 111 High Street, Salisbury, MD 21801; (410) 546-5511, (800) 444-4099.

**In the case of a multi-unit structure the tenant acknowledges this structure does \_\_\_\_\_ or does not \_\_\_\_\_ (must be checked) have a shared heating and cooling HVAC duct system. If it does, this means the air is re-circulated to multiple units.**

My signature below indicates that I received a copy of the Tenants' Rights Lease Addendum upon signing the lease for the property located at \_\_\_\_\_ and that I have been informed that the maximum number of unrelated individuals who may occupy the premises is \_\_\_\_\_, in addition that which can be verified through the City of Salisbury's Housing & Community Development Department, (410) 341-9550.

\_\_\_\_\_  
Tenant's Signature/Date

\_\_\_\_\_  
Tenant's Signature/Date (if applicable)

\_\_\_\_\_  
Tenant's Signature/Date (if applicable)

\_\_\_\_\_  
Tenant's Signature/Date (if applicable)

\_\_\_\_\_  
Property Owner or Designated Leasing Agent's Signature/Date

The City of Salisbury is not giving legal advice by requiring your landlord to include this document in your lease and your landlord is not giving you legal advice by including this document in your lease.

\_\_\_\_\_  
Tenant's Initials

\_\_\_\_\_  
Tenant's Initials  
(if applicable)

\_\_\_\_\_  
Tenant's Initials  
(if applicable)

\_\_\_\_\_  
Tenant's Initials  
(if applicable)