



Bill Title: House Bill 20, Real Property - Residential Rental Property - Annual Eviction Moratorium

Committee: Environment & Transportation

Date: January 28, 2020

Position: Unfavorable

This testimony is offered on behalf of Maryland Multi-Housing Association (MMHA). We are a professional trade association established in 1996, whose members consist of owners and managers of more than 195,000 rental housing homes in over 870 apartment communities. Our members house over 510,000 residents of the State of Maryland. Lastly, MMHA represents over 250 associate member companies who supply goods and services to the multi-housing industry.

HB 20 prohibits a judgment for possession or a warrant of restitution against a tenant between December 18 and January 8. Currently, for a summary ejectment action, it takes on average 60 days. Such a moratorium would further delay these proceedings and disrupt business operations.

Additionally, if the concern is the execution of warrants of restitution during the winter weather, most jurisdictions will not evict a tenant in the rain, snow or extreme cold.

For the foregoing reasons, MMHA respectfully requests an **unfavorable report on House Bill 20.**

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