



Office of the Sheriff

Howard County, Maryland

Marcus Harris
Sheriff

February 11, 2021

Delegate Kumar P. Barve
Chair, Environment and Transportation Committee
Room 251 House Office Building
11 Bladen Street
Annapolis, MD 21401

Re: House Bill 785 Landlord and Tenant – Commencement of Action to Repossess for Failure to Pay Rent
– Required Notice and Grace Period

Hearing Date: February 16, 2021

Position: Support

Dear Delegate Barve:

I am writing this legislative body in support of House Bill 785, which requires landlords or a duly authorized agent of the landlord to provide certain written notice to a tenant for failure to pay rent. House Bill 785 further requires the landlord to wait for a period of 10 days after the tenant receives written notice that the rent is delinquent. As legislation is currently written, the landlord can file paperwork for failure to pay rent at District Court one day after the rent payment is late. The Howard County Sheriff's Office posts approximately 24,000 Fail to Pay (FTP) notices per year and conducts approximately 500 evictions. I firmly believe that House Bill 785 would decrease the number of FTP's filed with the District Court, because the grace period would allow tenants more time to secure their rent funds. Moreover, the number of FTP's the Sheriff's Office is mandated to post throughout the year would be decreased.

Sincerely,

Sheriff Marcus Harris
Howard County Sheriff