

January 18, 2022

The Honorable Kumar P. Barve
Environment & Transportation Committee
House Office Building, Room 251,
6 Bladen St., Annapolis, MD, 21401

RE: Opposition HB 174 Landlord and Tenant – Repossession for Failure to Pay Rent – Registration and License Information

Dear Chairman Barve

The Maryland Building Industry Association, representing 100,000 employees statewide, appreciates the opportunity to participate in the discussion surrounding **HB 174 Landlord and Tenant – Repossession for Failure to Pay Rent – Registration and License Information**. MBIA **Opposes** the Act in its current version.

This bill would require a landlord to file a written complaint in the district court of the property showing that the property is in good standing and that the tenant has refused to vacate the premises at the landlord's direction. MBIA respectfully opposes this measure. The requirement that official papers be drawn up, submitted and reviewed by a district court would create a huge expense for landlords which would be passed onto tenants. During the period of review landlords will be stuck for months with tenants that are refusing to pay rent.

Additionally, this measure would force landlords to keep tenants that were consistently derelict on rent if they can meet the back charges ordered by the courts. Landlord rely on consistent income in order to meet their home ownership responsibilities and this measure would give tenants and additional mechanism to evade payments and potentially saddle the landlord with unreliable payments on rent.

For these reasons, MBIA respectfully requests the Committee give this measure an unfavorable report. Thank you for your consideration.

For more information about this position, please contact Lori Graf at 410-800-7327 or lgraf@marylandbuilders.org.

cc: Members of the House Environment & Transportation Committee