



**House Bill 174 – Landlord and Tenant – Repossession for Failure to Pay Rent –  
Registration and License Information**

**Position: Oppose**

Maryland REALTORS® opposes HB 174 which would prohibit a landlord from offering a provisional or temporary rental license to show compliance with a property rental license law.

The REALTORS® do not oppose a requirement to show a property is properly registered, but we believe the law should permit a landlord to present a temporary or provisional license if a county registration program has not provided the current license yet.

Under some county registration programs, a landlord will initially receive a “temporary” license while the “current” license is processed by the county government. Certainly, the judge should have discretion to determine whether the landlord had a temporary or current license before renting to the tenant, but a landlord should not lose a legal right simply because a county is slow in processing a rental license.

**For more information contact [bill.castelli@mdrealtor.org](mailto:bill.castelli@mdrealtor.org)**