



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

Committee: Environment and Transportation

Date: January 18, 2022

Position: Favorable with Amendment

This testimony is offered on behalf of the Maryland Multi-Housing Association (MMHA). MMHA is a professional trade association established in 1996, whose members consist of owners and managers of more than 210,000 rental housing homes in over 958 apartment communities. Our members house over 538,000 residents of the State of Maryland. MMHA also represents over 250 associate member companies who supply goods and services to the multi-housing industry including towing companies.

Under House Bill 174, at the time of filing a written complaint for Failure to Pay Rent, the landlord must submit for inspection by the Clerk of the District Court records demonstrating that the property is licensed with the county in compliance with all applicable rental property licensing requirements. A provisional or temporary license is insufficient. If a landlord is required to provide evidence of rental property licensing, at trial the landlord has the burden of proving by a preponderance of the evidence that the property is licensed with the county in compliance with all applicable rental property licensing requirements.

MMHA supports the intent of this bill. However, the housing provider’s burden should not be demonstrated at filing the failure to pay rent action before a clerk of the court but rather at the hearing on the failure to pay rent action.

Amendment No. 1

On page 3, line 18, strike “AT THE TIME OF FILING A WRITTEN COMPLAINT UNDER THIS SUBSECTION and insert “AT THE HEARING ON THE WRITTEN COMPLAINT”.

For the foregoing reasons, MMHA respectfully requests a **favorable report with amendment on House Bill 174.**

Aaron J. Greenfield, MMHA Director of Government Affairs, 410.446.1992