

March 6, 2023

The Honorable William C. Smith Jr.
Senate Judicial Proceedings Committee
Miller Senate Office Building,
2 East Wing 11 Bladen St.,
Annapolis, MD, 21401

RE: Letter of opposition SB0504 Landlord and Tenant – Residential Leases and Holdover Tenancies – Local Just Cause Termination Provisions

Dear Chairman Smith:

The Maryland Building Industry Association, representing 100,000 employees statewide, appreciates the opportunity to participate in the discussion surrounding **SB0504 Landlord and Tenant – Residential Leases and Holdover Tenancies – Local Just Cause Termination Provisions**. MBIA **opposes** the Act in its current version.

This bill would authorize any county to adopt by local law or ordinance provisions prohibiting a landlord of residential property from failing to renew a lease. This bill acknowledges in the text that landlords can have tenants for which a variety of Just Causes can induce a landlord not to renew a lease. This bill would take away a landlord's rights to exercise their rights under a legal contract agreed to by both parties that is designed to protect landlords from tenants that are unfit for the premises. This places an unfair and potentially expensive burden on landlords and invalidates leases that are legally binding and mutually agreed to.

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 Senate Judicial Proceedings Committee