



**Bill No:** HB 102 – Real Property – Actions for Possession – Pet Protections

**Committee:** Environment and Transportation

**Date:** January 31, 2023

**Position:** Favorable With Amendments

The Apartment and Office Building Association of Metropolitan Washington (AOBA) represents members that own or manage more than 23 million square feet of commercial office space and 133,000 apartment rental units in Montgomery and Prince George’s Counties.

House Bill 102 requires the Maryland Department of Agriculture to develop and publish a fact sheet about the care and protection of pets in the event of an eviction or loss of possession of property. At the execution of a lease, a housing provider must include a description and location of the fact sheet if the housing provider knows that a tenant has a pet.

In AOBA’s experience, residents receive considerable notice of an eviction, so pets are not accidentally left behind during an eviction but are instead intentionally abandoned. Furthermore, residents in these situations are unlikely to notify their housing provider that they have a pet at the execution of a lease. This could potentially create some liability issues if a housing provider does not provide the notice of the fact sheet at lease signing. Lastly, this notice adds to the already extensive list of disclosures and notices that must be provided at the time of lease signing, which increases the likelihood of a new tenant missing one or more pieces of important information.

**For these reasons, AOBA requests that the language on page 3, lines 18 through 23 be stricken.** For further information, contact Brian Anleu, AOBA Vice President of Government Affairs for Maryland at (240)381-0494 or [banleu@aoba-metro.org](mailto:banleu@aoba-metro.org).