



Senate Bill 504

*Landlord and Tenant - Residential Leases and Holdover Tenancies -
Local Just Cause Termination Provisions*

MACo Position: **SUPPORT**

To: Judicial Proceedings Committee

Date: March 7, 2023

From: Dominic J. Butchko

The Maryland Association of Counties (MACo) **SUPPORTS** SB 504. The bill would authorize counties to establish laws preventing landlords from failing to renew or terminating leases without just cause.

Several counties have sought the authority from SB 504 to protect vulnerable constituents facing eviction for reasons outside of their control. Throughout the COVID-19 pandemic, evictions have received increased scrutiny as average household debt due to unpaid rent and volatility in the employment marketplace reached significantly elevated levels. SB 504 simply provides a tool for counties to prevent housing instability and inequity tailored to the needs of their respective communities.

Altogether, this bill provides county autonomy to address the housing needs of Marylanders continuing to face challenges even as the worst of the pandemic has abated. For this reason, MACo **SUPPORTS** SB 504 and urges a **FAVORABLE** report.