



MARYLAND  
CATHOLIC  
CONFERENCE

March 7<sup>th</sup>, 2023

**SB 504**

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

**Senate Judicial Proceedings Committee**

**Position: Favorable**

The Maryland Catholic Conference is the public policy representative of the three (arch)dioceses serving Maryland, which together encompass over one million Marylanders. Statewide, their parishes, schools, hospitals, and numerous charities combine to form our state's second largest social service provider network, behind only our state government.

Senate Bill 504 authorizes a county to enact local laws or ordinances that prohibit a landlord of residential property from failing to renew a lease during the lease term or seeking to terminate a holdover tenancy without just cause.

During the COVID-19 pandemic, as court delays and emergency rental assistance slowed the pace of non-payment eviction filings, evictions based on lease nonrenewal roughly doubled. Current Maryland policy prevents local legislatures from deciding how best to help their renters stay stably housed. As such, working individuals and their families face the threat of displacement even if they are up to date on rent and have adhered to all their lease's requirements. This legislation will help to boost the stability of the housing market by stabilizing families, neighborhoods, and communities to ensure our most vulnerable Marylanders remain housed.

The Conference appreciates your consideration and, for these reasons, respectfully requests a **favorable** report on Senate Bill 504.