



JOHN A. OLSZEWSKI, JR.
County Executive

JENNIFER AIOSA
Director of Government Affairs

AMANDA KONTZ CARR
Legislative Officer

JOSHUA M. GREENBERG
Associate Director of Government Affairs

BILL NO.: **SB 504**

TITLE: Landlord and Tenant – Residential Leases and Holdover
 Tenancies – Local Just Cause Termination Provisions

SPONSOR: Senator Muse

COMMITTEE: Judicial Proceedings

POSITION: **SUPPORT**

DATE: March 7, 2023

Baltimore County **SUPPORTS** Senate Bill 504 – Landlord and Tenant – Residential Leases and Holdover Tenancies – Local Just Cause Termination Provisions. This legislation would allow counties to adopt an ordinance prohibiting unjust tenant evictions.

Currently, there are few protections in place that prevent landlords from evicting tenants without just cause. As property values rise, some tenants have found themselves unable to renew their leases, only to have properties relisted at a significantly higher price point. Tenants must be able to live with the assurance that their year-to-year housing costs remain consistent, and that their lease will be renewed if they act within the bounds of the lease.

SB 504 is a strong step towards protecting the rights of renters in the State. This bill allows for Counties to adopt an ordinance prohibiting landlords from failing to renew a lease or evicting an existing tenant without just cause. As rent continues to rise, this bill is crucial to ensuring that current tenants will not be evicted for the purpose of posting the listing at a higher price point. This bill is a strong step towards securing the rights of renters across the State.

Accordingly, Baltimore County requests a **FAVORABLE** report on SB 504. For more information, please contact Jenn Aiosa, Director of Government Affairs at jaiosa@baltimorecountymd.gov.