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**BILL NO.:**           **HB 477**

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

**SPONSOR:**         **Delegate Wilkins**

**COMMITTEE:**      **Environment and Transportation**

**POSITION:**        **SUPPORT**

**DATE:**             **February 13, 2024**

Baltimore County **SUPPORTS** House Bill 477 – Landlord and Tenant – Residential Leases and Holdover Tenancies – Local Just Cause Termination Provisions. This legislation would enable Counties to pass local legislation that would prevent landlords from terminating or failing to renew leases without just cause.

HB 477 outlines certain grounds for eviction and establishes just cause eviction protections. These types of protections have been put into place in a number of other States and jurisdictions, including New Jersey, New Hampshire, the City of Philadelphia, and the District of Columbia. Baltimore City passed local just cause legislation in 2021 but has not been able to implement due to preemption until the State provides such authority. The legislation does not require counties to enact local legislation, and allows those that do flexibility to define “just cause” in a manner that is appropriate for the jurisdiction. Establishing just cause locally will create an additional layer of protection for tenants from being unexpectedly displaced from their current housing. It is imperative that in the face of the current housing crisis the State of Maryland and County governments are collaborating in multiple ways to keep residents housed.

Accordingly, Baltimore County urges a **FAVORABLE** report on HB 477 from the House Environment and Transportation committee. For more information, please contact Jenn Aiosa, Director of Government Affairs at [jaiosa@baltimorecountymd.gov](mailto:jaiosa@baltimorecountymd.gov).