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**CONSUMER PROTECTION DIVISION**

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February 9, 2024

To: The Honorable Marc Korman  
Chair, Environment and Transportation Committee

From: Kira Wilpone-Welborn, Assistant Attorney General  
Consumer Protection Division

Re: House Bill 477 – Landlord and Tenant - Residential Leases and Holdover Tenancies -  
Local Just Cause Termination Provisions (SUPPORT)

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The Consumer Protection Division of the Office of the Attorney General (the "Division") supports House Bill 477 sponsored by Delegates Jheanelle K. Wilkins and Vaughn Stewart. Presently, pursuant to Real Property Article § 8-402, a landlord can elect to not renew a tenancy for any reason at the end of a residential lease term. House Bill 477 seeks to permit local jurisdictions the freedom to adopt local "just cause" policies that would require a landlord to have good cause before electing not to renew a tenancy and displacing the tenant from the rental unit and the community.

Just cause requirements for lease non-renewal reduce unexpected displacements, providing tenants with security in their residences and communities and allowing tenants to avoid financially expensive disruptions in their living, working, and schooling. As a result, the American Bar Association in its eviction policy guidelines has recognized the importance of just

cause in eviction legislation and recommended that all states and localities adopt just cause principals in their residential lease and eviction laws.<sup>1</sup>

House Bill 477 is tailored to permit local jurisdictions the flexibility to adopt housing policies that are beneficial to their residents and communities. For these reasons, the Division requests that the Environment and Transportation Committee give House Bill 477 a favorable report.

cc: The Honorable Jheanelle K. Wilkins  
The Honorable Vaughn Stewart  
Members, Environment and Transportation Committee

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<sup>1</sup> See [https://www.americanbar.org/groups/legal\\_aid\\_indigent\\_defense/sclaid-task-force-on-eviction--housing-stability--and-equity/guidelines-eviction/guideline-9/](https://www.americanbar.org/groups/legal_aid_indigent_defense/sclaid-task-force-on-eviction--housing-stability--and-equity/guidelines-eviction/guideline-9/).