

MARYLAND JUDICIAL CONFERENCE
GOVERNMENT RELATIONS AND PUBLIC AFFAIRS

Hon. Matthew J. Fader
Chief Justice

187 Harry S. Truman Parkway
Annapolis, MD 21401

MEMORANDUM

TO: House Environment and Transportation Committee
FROM: Legislative Committee
Suzanne Pelz, Esq.
(410)260-1523
RE: House Bill 477
Landlord and Tenant – Residential Leases and Holdover Tenancies
– Local Just Cause Termination Provisions
DATE: January 31, 2024
(2/13)
POSITION: Oppose

The Maryland Judiciary opposes House Bill 477. This bill authorizes a county, including Baltimore City, to adopt by local law or ordinance provisions prohibiting a landlord of residential property from failing to renew a lease during the lease period or from terminating a holdover tenancy without just cause.

The District Court is a statewide court system designed to provide the uniform application of law to all who come before it. This bill could cause the Landlord Tenant law to apply differently in one jurisdiction out of twenty-four resulting in an inequitable application of the law across the State. The Judiciary believes there should be statewide consistency and equity in how landlord/tenant cases are processed across Maryland.

cc. Hon. Jheanelle Wilkins
Judicial Council
Legislative Committee
Kelley O'Connor