

April 2, 2024

The Honorable William C. Smith Jr.
Chairman, Senate Judicial Proceedings Committee
2 East Miller Senate Office Building
Annapolis, Maryland 21401

RE: HB 477 Landlord and Tenant – Residential Leases and Holdover Tenancies – Local Just Cause Termination Provisions

Dear Chair Smith:

The Maryland Building Industry Association, representing 100,000 employees statewide, appreciates the opportunity to participate in the discussion surrounding **HB 477 Landlord and Tenant – Residential Leases and Holdover Tenancies – Local Just Cause Termination Provisions**. MBIA **Opposes** the Act in its current version.

This bill would authorize any county to adopt by local law or ordinance provisions that would prohibit a landlord of residential property from failing to renew a lease and acknowledges in the text that landlords can have tenants for which a variety of Just Causes can induce a landlord not to renew a lease. This bill would take away a landlord's rights to exercise their rights under a legal contract agreed to by both parties that is designed to protect landlords from tenants that are unfit for the premises.

Furthermore, it places an unfair and potentially expensive burden on landlords and invalidates leases that are legally binding and mutually agreed to.

Lastly, due to the housing shortage, this is a time that we should be encouraging investment in Multi Family Construction. When investors look at projects they look the entirety of the project and the risk involved. The risk includes regulations and other things that make being a landlord difficult in the State of Maryland. For these reasons, MBIA respectfully requests the Committee give this measure an unfavorable report. Thank you for your consideration.

For more information about this position, please contact Lori Graf at 410-800-7327 or lgraf@marylandbuilders.org.

cc: Members of the Senate Judicial Proceedings Committee