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**BILL NO.:**            **HB 970**

**TITLE:**              Real Property – Residential Leases – Rent Increase Prohibition

**SPONSOR:**        Delegate Wells

**COMMITTEE:**    Environment and Transportation

**POSITION:**       **SUPPORTS**

**DATE:**             February 27, 2024

Baltimore County **SUPPORTS** House Bill 970 – Real Property – Residential Leases – Rent Increase Prohibition. This legislation will create a remedy for tenants whose landlords violate existing laws regarding the notification of a rent increase.

Current law outlines the notice that is required for landlords who intend to raise a tenant’s rent. The amount of notice required depends on the type of lease, ranging from 7 days to 90 days. However, current statute does not include provisions to account for violations of the requirements. HB 970 would prohibit the landlord from raising the rent if they failed to provide proper notice to the tenant. Furthermore, the legislation prohibits the landlord from retaliating against the tenant if they refuse to pay the increased rent due to the landlord’s failure to provide proper notice.

Protecting renters from unfair and unjust treatment is a priority for Baltimore County. It is imperative that in the face of the ongoing housing crisis, the State of Maryland and local governments pursue common-sense protections that will keep residents housed. HB 970 will enhance the existing statute, ensuring that tenants are protected through proper notification of an increase in rent.

Accordingly, Baltimore County urges a **FAVORABLE** report on HB 970 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).