

February 20<sup>th</sup>, 2024

Judicial Proceedings Committee  
Room 2, East Miller Senate Building  
Annapolis, Maryland 21401

**Senate Bill 773 – Homeowners Associations - Restriction on Long-Term Rentals – Prohibition – FAVORABLE**

Chair Smith, Vice Chair Waldstreicher, and Members of the Judicial Proceedings Committee,

I am writing to express my avid support for SB773 as I believe it will help strengthen renter and property owner rights from unregulated and discriminatory homeowners' association (HOA) practices.

As a landlord myself, I have been forced to stop renting out my properties due to HOAs banning rentals in their communities. This has not only affected my business, but more importantly, it has unfairly disrupted the lives of my tenants who have been living in these properties for years.

I would like to provide an example. In 2014, I bought a property in a foreclosure action with the intention of renovating and renting it for the community. I invested a significant amount of time and money to repair and renovate the property. After the renovation, I began renting out the property to Section 8 recipients.

However, the HOAs within the community refused to permit the property to be rented, citing their community guidelines that prohibit renters. This situation has placed me in a challenging position where I am looking at having to stop offering the rental properties to my tenants.

SB773 provides the necessary measures to ensure that when a landlord and a renter enter into a lease agreement, neither party will be forced to break that agreement due to HOAs banning long-term rentals in the community.

I urge you to consider the impact of this issue on not just landlords, but also on the lives of tenants who are at risk of losing their homes. I am more than willing to provide any further information or support needed to push this legislation forward.

I respectfully ask for a favorable report for this legislation.

Sincerely,  
Victor Zayets