



FREDERICK COUNTY GOVERNMENT
OFFICE OF THE COUNTY EXECUTIVE

Jessica Fitzwater
County Executive

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

DATE: April 2, 2024
COMMITTEE: Senate Judicial Proceedings Committee
POSITION: Favorable
FROM: The Office of Frederick County Executive Jessica Fitzwater

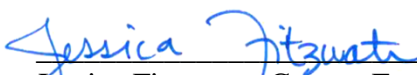
As the County Executive of Frederick County, I urge the committee to give HB 477 – Landlord and Tenant – Residential Leases and Holdover Tenancies – Local Just Cause Termination Provisions a favorable report.

This bill will authorize a County to adopt provisions prohibiting a landlord of residential property from failing to renew a lease or from terminating a holdover tenancy without just cause.

Currently, renters in Maryland have few protections against unjust evictions or the failure of a landlord to renew a lease. Currently, over the one-third of Maryland families rent their homes and depend on reliable properties and landlords. An unjust eviction or failure to renew a lease can have devastating impacts on these families. As rental prices and the cost of buying a home have increased in recent years due to inflation and a housing stock shortage, legislation to protect renters is more important than ever. Under current State law, a landlord can refuse to renew a lease or evict a tenant with just 60 days' notice. This puts families in a difficult position to find new housing within their budget.

HB 477 is vital to protecting all renters in Maryland. Everyone deserves to have reliable housing, regardless of if they rent or own their home. Protecting renters is especially important because the current law places a disproportionately heavy burden on low-wage renters with fewer housing options in an increasingly unaffordable housing market. Oftentimes the families who experience these unjust evictions are those of color, single-parent families, and immigrant families, widening inequity across the State. HB 477 is a crucial step to ensuring that all Marylanders have access to safe and reliable housing.

Thank you for your consideration of HB 477. I urge you to advance this bill with a favorable report.



Jessica Fitzwater, County Executive
Frederick County, MD