

February 6, 2025

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

RE: SB442 Real Property - Landlord and Tenant - Procedures for Failure to Pay Rent, Breach of Lease, and Tenant Holding Over

Dear Chair Smith:

The Maryland Building Industry Association, representing 100,000 employees statewide, appreciates the opportunity to participate in the discussion surrounding SB 442 Real Property - Landlord and Tenant - Procedures for Failure to Pay Rent, Breach of Lease, and Tenant Holding Over. MBIA Opposes the Act in its current version.

This bill would seek to require a landlord to provide certain notice to a tenant when a court has issued a warrant of restitution for a failure of a tenant to pay rent, a breach of lease, or a tenant holding over under certain circumstances. Currently, when a tenant fails to pay rent, the landlord may seek eviction and money damages. Recently, the state of Maryland required that before filing a Failure to Pay Rent case with the District Court, tenant's must be provided with a notice of the Landlord's intent to do so. The notice must tell the tenant how much rent is due and give them 10 days to pay.

This recently added provision allows at least some time for the tenant to access resources in order to pay the amount owed, as well as access the unit for any personal belongings. The extension of this timeframe is premature given in most cases the tenant is able to retrieved all of their personal belongings. We would ask that the committee not move to adopt this legislation given the timeframe built into the policy now is fair.

We appreciate the opportunity to submit comments on the proposed legislation and ask the committee for a un favorable report.

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