



Maryland Municipal League
The Association of Maryland's Cities and Towns

TESTIMONY

February 6, 2025

Committee: Senate Judicial Proceedings

Bill: SB 513 - Real Property - Unlawfully Restrictive Covenant Modifications - County or Municipality Notice Requirements

Position: Unfavorable

Reason for Position:

The Maryland Municipal League (MML) respectfully opposes Senate Bill 513, which significantly changes existing notice requirements relating to the recordation of restrictive covenant modifications.

The League strongly supported the 2023 legislation that enabled local governments to modify racially restrictive covenants ([SB 335/](#)[HB 182](#), 2023): allowing racially restrictive covenants to remain when they could be fairly and expeditiously removed is unconscionable, and the methods for removal proposed were reasonable and achievable for local governments.

In contrast, the advanced methods of providing public notice proposed in HB 513 are unduly burdensome and impractical for many municipalities.

- Publication in a newspaper of general circulation – This can be expensive for just one post, let alone four posts, as mandated by the bill. This is especially true for municipalities located in Prince George's and Montgomery Counties, where most of these racially restrictive covenants remain, and where the newspaper of general circulation charges \$500 per public notice.
- Post notice on a courthouse door – Many municipalities don't have a courthouse within their boundaries, and if the courthouse for the County is not located nearby, the resident is unlikely to see it.
- Website publication – This is inexpensive and effective, but the bill fails to dictate how long the notice must be posted.

For these reasons, the League respectfully requests that the committee provide Senate Bill 118 with an unfavorable report. For more information, please contact Angelica Bailey Thupari, Director of Advocacy and Public Affairs, at angelicab@mdmunicipal.org or (443) 756-0071/ Thank you for your consideration.

The Maryland Municipal League uses its collective voice to advocate, empower and protect the interests of our 160 local governments members and elevates local leadership, delivers impactful solutions for our communities, and builds an inclusive culture for the 2 million Marylanders we serve.

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