



Bill Title: Senate Bill 125, Residential Real Property - Local Limits on Summoning Law Enforcement or Emergency Services

Committee: Judiciary Proceedings

Date: January 23, 2025

Position: Favorable

This testimony is offered on behalf of the Maryland Multi-Housing Association (MMHA). MMHA is a professional trade association established in 1996, whose members consist of owners and managers of more than 210,000 rental housing homes in over 958 apartment communities. Our members house over 538,000 residents of the State of Maryland. MMHA also represents over 250 associate member companies who supply goods and services to the multi-housing industry.

Current law prohibits a county or municipality from enacting a local law or ordinance that uses a threshold of requests for law enforcement or emergency services at a residential property as grounds for designating the property as a nuisance. It also prohibits penalizing an operator, owner, owner-occupant, or tenant for summoning law enforcement or emergency services, or for another individual's actions in requesting such assistance. Senate Bill 125 simply precludes a county or municipality from "enforcing" that local law or ordinance.

Housing providers certainly do not want criminal activity on their premises. However, these local laws could serve as a deterrent to residents responsibly calling for police and emergency services. We should not place residents in that predicament. MMHA thanks the Sponsor for her time, willingness to engage and work with us.

For these reasons, we respectfully request a favorable report on Senate Bill 125.

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