

**Maryland House of Delegates
2026 Regular Session**

HB 774 Special Orders
Delegate Wilkins (ECM)
Landlord and Tenant - Residential Leases and Holdover Tenancies -
Local Good Cause Termination (Good Cause Eviction)
Favorable adp - ON 2ND RDG
FLA Del. Morgan, T. /733221/1

33 Yeas 76 Nays 19 Not Voting 0 Excused 13 Absent

Voting Yea - 33

Adams	Grammer	Johnson, A.	Miller	Rose
Arentz	Griffith	Johnson, S.	Morgan, M.	Schmidt
Beauchamp	Hartman	Kipke	Morgan, T.	Szeliga
Buckel	Hornberger	Long, R.	Nawrocki	Tomlinson
Chisholm	Howard	Mangione	Pippy	Valentine
Fisher	Hutchinson	McComas	Reilly	Wivell
Ghrist	Jacobs	Metzgar		

Voting Nay - 76

Speaker	Ebersole	Korman	Roberson	Stewart
Acevero	Embry	Lehman	Roberts	Stinnett
Allen	Fair	Lewis	Rogers	Taveras
Amprey	Foley	Lopez	Rosenberg	Taylor
Bagnall	Forbes	Martinez	Ross	Terrasa
Bartlett	Guyton	McCaskill	Ruff	Toles
Bhandari	Guzzone	Mireku-North	Ruth	Turner
Boyce	Harrison	Moon	Schindler	Valderrama
Chang	Healey	Moreno	Shetty	Vogel
Charkoudian	Holmes	Odom	Simmons	Wilkins
Clippinger	Ivey	Palakovich Carr	Simpson	Wims
Coley	Jones, D.	Pasteur	Smith	Wolek
Conaway	Kaiser	Patterson	Solomon	Woods
Crutchfield	Kaufman	Phillips	Spiegel	Wu
Cullison	Kerr	Pruski	Stein	Ziegler
Davis				

Not Voting - 19

Arikan	Cardin	Hill	Qi	White Holland
Behler	Crosby	Hinebaugh	Queen	Williams
Boafo	Edelson	Long, J.	Sample-Hughes	Wilson
Bouchat	Fennell	Nkongolo	Stonko	

Excused from Voting - 0

Excused (Absent) - 13

Addison	Baker	Feldmark	Watson	Worman
Alston	Barnes	Fraser-Hidalgo	Wells	Young
Anderson	Ciliberti	Jones, A.		