



House Bill 20 -- Real Property – Residential Rental Property – Annual Eviction Moratorium

Position: Oppose

The Maryland REALTORS® opposes HB 20 which would impose an annual eviction moratorium for three weeks between December 18 and January 8th each year.

The Maryland REALTORS® opposes adding eviction moratoriums to the Maryland Code. Many sheriff's departments already have flexibility to hold off evictions. In fact, Anne Arundel, Montgomery County, Baltimore County and Calvert County typically hold off evictions the last two weeks of the year. That is in addition to sheriff's discretion to cancel evictions during inclement weather too.

While the tenant being evicted may appreciate additional time in the unit, delaying an eviction hurts affordable rents. A unit without a paying tenant reduces income and increases costs for property owners. That results in greater pressure for rent increases for paying tenants.

Finally, given that the timeframe of the moratorium is concurrent with the Christmas holiday, the Maryland REALTORS® believes HB 20 would encourage other religious related moratoriums that could further limit evictions and limit affordability.

The Maryland REALTORS® believes sheriff's departments already make considerable efforts to work with tenants and would encourage an unfavorable report of HB 20.

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