

March 2, 2021

The Honorable Kumar P. Barve
Environment & Transportation Committee
House Office Building, Room 251,
6 Bladen St., Annapolis, MD, 21401

RE: HB 1223 Landlord and Tenant – Screening of Tenants and Renewal of Tenancy – Standards

Dear Chairman Barve:

The Maryland Building Industry Association, representing 1,100 member firms statewide, appreciates the opportunity to participate in the discussion surrounding **HB 1223 Landlord and Tenant – Screening of Tenants and Renewal of Tenancy – Standards**. MBIA **Opposes** the Act in its current version.

This bill would limit the charging of fees for credit checks by landlords within a 60-day period. MBIA respectfully opposes this measure. This bill would require that any supplemental checks resulting from an initial credit check be spread out over several months dragging out the period of time that it would take for a potential tenant to be approved for occupancy of a property. Landlords may even be inclined to simply find tenants that require no further checks.

This bill also limits the required income ratio that landlords are allowed to mandate if the tenant has already paid a similar amount previously. Income requirements are not just based on the income being sufficient to the rent. Requiring a larger income share also increases the chances that tenants will have sufficient reserves to continue meeting their obligations in the event of a financial loss.

For these reasons, MBIA respectfully requests the Committee give this measure an unfavorable report. Thank you for your consideration.

For more information about this position, please contact Lori Graf at 410-800-7327 or lgraf@marylandbuilders.org.

cc: Members of the House Environment & Transportation Committee