

March 17, 2021

The Honorable William C. Smith Jr.
Senate Judicial Proceedings Committee
Miller Senate Office Building,
2 East Wing 11 Bladen St.,
Annapolis, MD, 21401

RE: HB 451 Real Property – Residential Rental Property Inspection – Remote Video Inspection

Dear Chairman Smith:

The Maryland Building Industry Association, representing 1,100 member firms statewide, appreciates the opportunity to participate in the HB 451 Real Property – Residential Rental Property Inspection – Remote Video Inspection. MBIA Supports the Act in its current version.

This measure requires local jurisdictions to allow video inspections, where practicable, on residential rental properties. MBIA supports this measure. Due to the nature of the COVID-19 pandemic, residential inspections come with a greater hazard than they have recently. In addition, the establishment of video inspections would make the process of evaluating the value of a property more efficient which ultimately results in a lower cost to bring the property to market.

For these reasons, MBIA respectfully requests the Committee give this measure a favorable 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 Senate Judicial Proceedings Committee