

February 23, 2021

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

**RE: HB 1218 Landlord and Tenant – Estoppel Certificates – Notice of Receipt by Landlord**

Dear Chairman Barve:

The Maryland Building Industry Association, representing 1,100 member firms statewide, appreciates the opportunity to participate in the discussion surrounding **HB 1218 Landlord and Tenant – Estoppel Certificates – Notice of Receipt by Landlord**. MBIA **Opposes** the Act in its current version.

This bill would require landlords to provide tenants with written notice of the receipt of a signed estoppel certificate by hand or through the use of first-class mail. MBIA respectfully opposes this measure. This is an additional expense and an inefficient way to inform a tenant of the receipt of an estoppel certificate when a simple email, phone call, or other form of electronic communication is both more reliable and less expensive.

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](mailto:lgraf@marylandbuilders.org).

cc: Members of the House Environment & Transportation Committee