



January 29, 2021

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

**Favorable: HB 451 – Residential Rental Property Inspection – Remote Video**

Dear, Chair Barve and Committee Members:

The NAIOP Maryland Chapters representing more than 700 companies involved in all aspects of commercial, industrial, and mixed-use real estate support HB 451 which would authorize the use of remote video for some residential rental property inspections.

Local governments and the construction industry successfully utilized remote video inspections during 2020 to adjust to COVID-19 protocols and make efficient use of limited staff time.

That positive experience leads NAIOP to believe that the use of remote video and other technologies should be incorporated into more functions that have, until now, required site visits.

**For these reasons, NAIOP respectfully requests your favorable report on House Bill 451.**

Sincerely;

A handwritten signature in blue ink that reads "T.M. Ballentine". The signature is written in a cursive style and is positioned above a faint, light blue rectangular stamp.

Tom Ballentine, Vice President for Policy  
NAIOP Maryland Chapters -*The Association for Commercial Real Estate*

cc: House Environment and Transportation Committee Members  
Nick Manis – Manis, Canning Assoc.