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The Honorable Kumar P. Barve, Chairman
House Environment and Transportation Committee
Room 251 House Office Building
Annapolis, MD. 21401

RE: House Bill 1220 - Landlord and Tenant – Cancellation or Renewal of Lease – Notification Requirement
UNFAVORABLE

Dear Chairman Barve, Delegate Conaway and Members of the Committee,

I am writing on behalf of my client, the Building Owners and Managers Association of Greater Baltimore (BOMA), in opposition to House Bill 1220.

BOMA, through its nearly 300 members, represents owners and managers of all types of commercial property, comprising 143 million square feet of office, industrial and mixed use space in Baltimore and Central Maryland. BOMA members' facilities support over 19,000 jobs and contribute \$2.5 billion to the Maryland economy each year.

My client's opposition to this bill could be easily, and logically, removed with an amendment limiting its application to residential leases only. While notice requirements are a common feature of all leases, the commercial leases used by BOMA members are often quite specific in their notice requirements. Because both parties to a commercial lease are business entities, lease provisions like notice requirements can be negotiated by the parties.

It appears that the intent of House Bill 1220 is to provide an additional element of consumer protection to a tenant who receives notice of termination of a lease via email by adding the requirement of notice by regular mail as well. BOMA takes no position on the need for such additional notice in a residential lease; however, we respectfully suggest that no such need exists for commercial leases. Accordingly, should the Committee decide to give House Bill 1220 a favorable report, we respectfully request its limitation to residential leases only.

Very truly yours,



Bryson F. Popham, Esq.

cc: The Honorable Frank M. Conaway, Jr. at conaway@house.state.md.us
Kevin J. Bauer