

February 19, 2021

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

**RE: HB 960 Landlord and Tenant – Lease Agreements – Estoppel Certificates and Subordination, Non-Disturbance, and Attornment Agreements**

Dear Chairman Barve:

The Maryland Building Industry Association, representing 1,100 member firms statewide, appreciates the opportunity to participate in the discussion surrounding HB 960 Landlord and Tenant – Lease Agreements – Estoppel Certificates and Subordination, Non-Disturbance, and Attornment Agreements. MBIA Opposes the Act in its current version.

This bill would prevent the lease forms requiring that the tenant sign an estoppel certificate. MBIA respectfully opposes this measure. Estoppel certificates stipulate to the state of the property prior to the tenant taking up residence. These certificates protect both landlords and tenants from costly legal disputes over when the property sustained damage. Requiring an agreement as to the state of the property prior to a lease entering into force serves only to protect both tenants and landlords.

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