



**House Bill 1220 – Landlord and Tenant – Cancellation or Renewal of Lease --  
Notification Requirement**

**Position: Support with Amendment**

The Maryland REALTORS® supports HB 1220 which would require a landlord to communicate with a tenant about the cancellation or renewal of a lease.

The legislation requires the landlord to also notify the tenant by first-class mail about the lease renewal even if the tenant or landlord agree to communicate by email. The REALTORS® would like to recommend that if the landlord has not heard back from the tenant via email only then would the landlord be required to send the first-class mail notice.

**Amendment:**

On page 1, in line 19, after “FIRST-CLASS MAIL” insert “IF”

On page 1, in line 20, strike “SENT” insert “SENT, THE TENANT HAS NOT ACKNOWLEDGED RECEIPT OF THE EMAIL.”

With these changes, the REALTORS® recommend a favorable report.

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