



## House Bill 451

Committee: Environment and Transportation

Date: February 2, 2021

**Position: Favorable with Amendments**

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This testimony is offered on behalf of the Maryland Multi-Housing Association (MMHA). MMHA is a professional trade association established in 1996, whose members consist of owners and managers of more than 210,000 rental housing homes in over 958 apartment communities. Our members house over 538,000 residents of the State of Maryland. MMHA also represents over 250 associate member companies who supply goods and services to the multi-housing industry.

House Bill 451 provides local jurisdictions with authority to conduct remote video inspections of a property or an element of a property during a protracted state of emergency declared by the Governor and in response to a complaint by a tenant of a dangerous or hazardous condition in a residential rental property during a severe weather event or a state of emergency of any length declared by the Governor that prevents or renders inadvisable an in-person inspections. Further, the bill establishes certain requirements that local jurisdictions must undertake during their adoption of provisions to implement the video inspection program.

House Bill 451 is a timely bill that ensures local jurisdictions have the authority to conduct necessary inspections during emergencies. After meeting with the sponsor, MMHA offers one amendment to the bill:

### **AMENDMENT NO. 1**

On page 3, line 11, insert “(5) REQUIRE THAT AN ON-SITE INSPECTION OCCUR WITHIN A REASONABLE TIME AFTER A VIDEO INSPECTION BEFORE A FINE, PENALTY, OR OTHER ENFORCEMENT ACTION IS ISSUED AGAINST A PROPERTY OWNER.”

MMHA thanks the sponsor for meeting and working with our organization to reach a friendly resolution. For this reason, MMHA respectfully requests a favorable report from the committee with amendments on House Bill 451.