



**Bill Title:** House Bill 49, Landlord Tenant - Repossession for Failure to Pay Rent - Lead Risk Reduction Compliance

**Committee:** Environment & Transportation

**Date:** January 26, 2021

**Position:** Favorable with Amendments

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.

In a complaint to re-possess property, House Bill 49 specifies that if the property is required by local law or regulation to operate under a valid registration or license issued by a state, county, or municipal organization, the landlord or agent must state that the property is registered or licensed and provide the registration or license number for the property to be repossessed. Additionally, House Bill 49 requires that if the property to be repossessed is an affected property, the landlord or agent must state that the property is an affected property and that the landlord has registered the affected property as required and renewed the registration.

MMHA has worked with the Sponsor during the interim to amend the bill further. Specifically, at a failure to pay rent proceeding, we wanted to ensure that members can provide electronic versions of their Form 330 and any attachments. The parties agreed to language.

Regarding the effective date of the bill, we urged that it should be contingent upon the accessibility to the public of the Lead Registration Compliance and Accreditation database of the Maryland Department of the Environment. And, that MDE would be required to provide quarterly updates to the General Assembly, beginning July 1, 2021, on the status of the implementation.

For these reasons, MMHA therefore respectfully requests a favorable report with amendemnets on House Bill 49.

**Aaron J. Greenfield, MMHA Director of Government Affairs, 410.446.1992**