



**Bill Title:** House Bill 104, Landlord-Tenant - Nonrenewal of Lease - Notice Requirements

**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.

Under House Bill 104, for all tenancies with the expiration of a stated term, landlords must provide written notice of the intent to terminate a lease. If the parties have a written lease in excess of a 1 week or a tenancy from month to month, a landlord must provide 2 months' notice "before the expiration of the tenancy", as long as the tenant has resided in that premises for 2 years or less. For such a tenant who has resided for more than 2 years, the landlord must provide notice "before the expiration of the tenancy". Week-to-week tenancies with a written lease require a landlord give notice "before the expiration of the tenancy".

However, in the case of tenancies from year to year, the Bill states that a landlord must provide notice "before the expiration of the current year of the tenancy".

To maintain consistency of wording, MMHA offers the following technical amendments:

- On page 4, in line 21, strike "OF THE CURRENT YEAR"
- On page 4, in lines 23-24, strike "OF THE CURRENT YEAR"

Housing providers currently operating in Montgomery County and Baltimore City are already subject to local law requiring 60-day notice of their intent to terminate tenancy at the expiration of a lease as it is reasonable to extend this requirement to residents across the State, MMHA offers the following technical amendments:

- On page 4, in line 12, strike "2 MONTHS" and substitute "60 DAYS"
- On page 4, in line 15, strike "3 MONTHS" and substitute "90 DAYS"

For these reasons, we respectfully request a favorable report with amendments on House Bill 104.

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