

February 23, 2021

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

**RE: HB 1220 Landlord and Tenant – Cancellation or Renewal of Lease – Notification Requirement**

Dear Chairman Barve:

The Maryland Building Industry Association, representing 1,100 member firms statewide, appreciates the opportunity to participate in the discussion surrounding HB 1220 Landlord and Tenant – Cancellation or Renewal of Lease – Notification Requirement. MBIA **Opposes** the Act in its current version.

This bill would require a landlord to notify a tenant by first class mail in addition to email about the cancellation or renewal of an existing lease. MBIA respectfully opposes this measure. There is little value in forcing landlords into taking on the additional expense of a first-class mail when they have already contacted the tenant. Additionally, mail has recently become more unreliable due to Federal cutbacks and the COVID-19 pandemic. This makes it difficult to discern if the mail would arrive on time and if the landlord sent it promptly. If it is misplaced, the landlord may be on the hook for a violation of this law while having complied with it and end up in legal trouble due to circumstances beyond their control.

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