

February 16, 2021

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

RE: HB 574 Montgomery County Stable Homes Act

Dear Chairman Barve:

The Maryland Building Industry Association, representing 1,100 member firms statewide, appreciates the opportunity to participate in the discussion surrounding HB 574 Montgomery County Stable Homes Act. MBIA **Opposes** the Act in its current version.

This bill would prohibit evictions of a tenant holding over beyond the expiration of a lease in Montgomery County in the absence of just cause. MBIA respectfully opposes this measure. The requirement that a landlord has just cause to evict a tenant requires that the tenant be evicted for costs. The legal procedures for evicting a tenant for cause are different from a no cause eviction and are much more difficult and expensive in the event that the cause is contested. Even when tenants are required to leave after receiving notice of an impending eviction for cause, until that has been legally determined they may continue to occupy premises until such time as the cause is legally justified.

While MBIA understands the need for tenants to be protected from the housing strains inherent in the COVID Pandemic. It is important to do so sensibly and not create greater legal and social tensions during this difficult time. 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.

cc: Members of the Environment & Transportation Committee