



House Bill 1218 – Real Property – Estoppel Certificates – Notice of Receipt by Landlord

Position: Support with Amendment

The Maryland REALTORS® supports HB 1218 which specifies the contents of an estoppel agreement and requires the landlord to communicate with the tenant about any disagreement with the contents of the estoppel certificate.

Estoppel certificates are extremely important for tenants and landlords because they are required by lenders when a landlord seeks to change the terms of the loan often in an attempt to refinance. By changing a loan to more favorable terms, the landlord can lower costs that may pressure future rent increases.

The REALTORS® recommend one small change to allow the landlord to communicate with the tenant about any disagreement with the estoppel certificate by email if both parties have agreed to use email communications.

Amendment:

On page 2, in line 13, after “CERTIFIED MAIL” insert “IF THE PARTIES HAVE NOT AGREED TO COMMUNICATION BY EMAIL”

With this change, the Maryland REALTORS® recommends a favorable report.

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