



February 19, 2021

The Honorable Kumar Barve  
Chair, Environment and Transportation Committee  
House Office Building, 2nd Floor

Re: Oppose-HB942- Commercial Leases - Grounds for Termination by Tenant

Dear Chairman Barve and Members of the Committee,

The International Council of Shopping Centers (ICSC) is the trade organization representing the shopping center industry. Worldwide, the association maintains over 60,000 members. In Maryland, ICSC represents the interest of more than 1,000 shopping centers in every county and municipality in the State and supports approximately 240,000 jobs.

House Bill 942 attempts to exempt commercial tenants from the agreed upon terms of a lease by positing that errors in billing are grounds for severability of a contract. In most cases, tenants are billed directly or reimburse owners for utility charges.

This bill, at best, overreaches and provides a draconian solution for what in some cases might be a simple mistake. In the worst case, House Bill 942 is an attempt to withdraw responsibility from a commercial tenant from a binding contract which was freely and mutually agreed upon.

On behalf of the ICSC community, I urge an unfavorable report.

Sincerely,

Mickey Papillon, ICSC Governmental Relations Chair

For questions related to this testimony, please contact Sushant Sidh at 410-268-3099.