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March 11, 2021

House Environment and Transportation Committee

Room 251, House Office Building

Annapolis, MD 21401

Dear Mr. Chairman and Committee Members,

On behalf of the Southern Maryland Association of Realtors®, representing over 1,800 industry professionals who continually advocate for over 170,000 property owners in the region, I want to make you aware of our concerns with HB1061/SB832, as well as strongly urge you to **REJECT** amendment # **516811/1** to change the scope of the bill, by including a single room rented in a property and single-family properties along with multi-family properties.

The Southern Maryland Association of Realtors® has concerns with the creation of a registration program with unspecific, multiple fees, levied fines, and new codes of living, which will be passed on to tenants and small landlords.

We support the intent to create housing opportunities which are safe and fair, but respectfully ask for you to heavily consider the following in your deliberations:

- Studies have shown that 15% of property owners remove their rental units in markets where policies have these impacts. You and I both know, that if this type of legislation is enacted in Charles County, we will potentially lose 2,250 rental units.
- We also know the housing affordability crisis along with constrained supply issues that impact us in Maryland, including Charles County, put as many as 38% of our county residents in a position of being one catastrophic event away from becoming homeless. (*Source United Way Alice Report*)

With just these two points alone, we should expect landlords to take advantage of the low housing supply on the market and sell their property, rather than continuing to provide rental options. The current fiscal note is only accounting for approximately 20% of total units effected, prior to any amendment altering the scope of the original legislation. As noted in the attached recent Charles County Rental Survey, 178 respondents (including both tenants and landlords) indicated a loss of 103 rental units.



**"The Voice for Real Estate in Southern Maryland"**  
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As these transitions occur, the housing market for those seeking residency will be overextended, we will lose residents, tax revenues will decrease, all leading to a devastating economic downturn, impacting all of us in Charles County.

As Realtors®, we take an oath to protect and promote fair housing, we are not afforded to remain inactive on this bill, which will likely displace hundreds of families. It is imperative and we respectfully urge you to **REJECT** the amendment.

Respectfully,

Tanya Redding