



Bill Title: Senate Bill 628 – Landlord and Tenant – Establishment of Rent Escrow Accounts-Time Limit

Committee: Judiciary

Date: March 2, 2021

Position: Favorable

This testimony is offered on behalf of the Maryland Multi-Housing Association (MMHA). MMHA is a professional trade association established in 1996, whose members consist of owners and managers of more than 215,000 rental housing homes in over 958 apartment communities. Our members house over 556,000 residents of the State of Maryland. MMHA also represents over 250 associate member companies who supply goods and services to the multi-housing industry.

Senate Bill 628 requires that the District Court shall require a tenant who receives a court order to pay rent into a certain escrow account to establish the account on the day the order is entered and reduces the timeframe for the defendant to place the fair market rental value of the allegedly wrongfully detained property into court from within 5 days after the date to on the day the court entered the order for a wrongful detainer action.

MMHA supports efforts to improve efficiencies within the court system and standardized the payment timeframes for rent escrow cases. Reducing delays for when a landlord can receive payment for wrongful detainer orders is an evenhanded approach that coincides with the spirit of the law for the property owner to receive the rightful return of their property, and to be timely compensated for the loss of rental value where the Court finds that the property is wrongfully occupied by a person without a lawful possessory interest in the property.

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