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Appropriations Committee



The Maryland House of Delegates  
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THE MARYLAND HOUSE OF DELEGATES  
ANNAPOLIS, MARYLAND 21401

Chairman William C. Smith, Jr.  
Vice Chair Jeff Waldstreicher  
2 East  
Miller Senate Office Building  
Annapolis, Maryland 21401

Good afternoon Honorable Members of the Judicial Proceedings Committee,

Thank you for the opportunity to present to you HB451 entitled “Real Property - Residential Rental Property Inspection Remote Video Inspection”. I am asking for your support.

Remote Video Inspections (RVI) is an invention of efficiency, and safety. RVI is a virtual means of inspecting properties, specific to this bill, rental properties. You will find in the written and oral testimony support from the Attorney General’s Office Consumer Protection Division, MD Multi Housing Association with a friendly amendment (if it’s the will of the committee), companies from the commercial industry and most probative in my estimation, testimony from one of the many jurisdictions that have already adopted this legislation. The town of Shaker Heights, OH in their testimony laid out what’s been a successful RVI process that they’ve adopted using free, publicly available Google duo software.

RVI is a practical solution to streamlining rental housing inspections to increase local housing quality and inspection safety. Let’s bring MD up to speed with Florida, Ohio, and Arizona and Canada have successfully implemented RVI.

There is opposition to this bill, but I’d like to point out:

It does not impose a new duty to inspect, it applies only to existing inspections, it only adds in limited circumstance a new methodology

The bill has provisions to account for feasibility and privacy

It is with these reasons in mind that I ask that the committee provide your favorable vote on HB451.

Thank you,

Delegate Shaneka Henson

A handwritten signature in black ink, appearing to read "Shaneka Henson".