

March 25, 2021

The Honorable William C. Smith Jr.  
Senate Judicial Proceedings Committee  
Miller Senate Office Building,  
2 East Wing 11 Bladen St.,  
Annapolis, MD, 21401

**RE: Support of HB 50 - Landlord and Tenant - Residential Leases - Tenant Rights and Protections (Tenant Protection Act of 2021) with Amendment**

Dear Chairman Smith:

The Maryland Building Industry Association, representing 1,100 member firms statewide, appreciates the opportunity to participate in the discussion surrounding HB 50 Landlord and Tenant - Residential Leases - Tenant Rights and Protections (Tenant Protection Act of 2021). MBIA Supports the Act in its with amendments proposed by Maryland Multi Family Housing Association.

House Bill 50 provides residential housing restrictions in multiple categories. MBIA respectfully opposes the measure. This measure would require housing providers that use a Ratio Utility Billing System to provide an itemized statement related to allocated utility services. MMHA has offered amendments to address the industry concerns and MBIA strongly supports their adoption.

MBIA is concerned that the requirement of landlords to provide a statement of costs will create a large time burden as landlord inventory and assess damage to the property as well as get estimates for repairs. This additional time expenditure may require them to exceed the 45 day security deposit return date.

For these reasons, MBIA respectfully requests the Committee adopt the proposed amendments and give this measure a favorable report. Thank you for your consideration.

For more information about this position, please contact Lori Graf at 410-800-7327 or [lgraf@marylandbuilders.org](mailto:lgraf@marylandbuilders.org).

cc: Members of the Senate Judicial Proceedings Committee