

# **HB50 Senate Committee Tenant Protection Act 2021.p**

Uploaded by: Legal Aid, Maryland

Position: FAV



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500 East Lexington Street  
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March 23, 2021

The Honorable William C. Smith, Jr.  
Chairman, Judicial Proceedings Committee  
Miller Senate Office Building,  
Annapolis, Maryland 21401

**Re: Maryland Legal Aid's Testimony in Support for House Bill 50—  
Landlord and Tenant—Tenant Rights and Protections (Tenant Protection  
Act of 2021)**

Dear Mr. Chair and Members of the Committee:

Thank you for the opportunity to testify in support of House Bill 50. This bill would provide more adequate protections for tenants, provide transparency when landlords charge for utilities, increase the security deposit statute's clarity, protect tenants' rights to organize, and provide further protections for victims of domestic violence victims.

Maryland Legal Aid (MLA) is a non-profit law firm that provides free legal services to the State's low-income and vulnerable residents. MLA handles civil legal cases involving a wide range of issues, including family law, housing, public benefits, consumer law (e.g., bankruptcy and debt collection), and criminal record expungements to remove barriers to obtaining employment, child custody, housing, and a driver's license. This letter serves as notice that Gregory Countess will be testifying on behalf of MLA at Senator Jill Carter's request.

HB 50 takes steps to improve the fundamental transparency and fairness in the landlord-tenant relationship by requiring landlords to provide transparent information regarding utility billing during the tenancy and explanation of charges they seek to assess at the end of the tenancy. The requirement in this legislation that landlords who seek to use a ratio utility billing system fully explain the system in the lease will reduce confusion and increase fairness for tenants. When tenants can see the way charges will be assessed and have documented information, it should resolve disputes, limit confusion, improve accounting and reduce arbitrary charges during the tenancy. Like all contracts under Maryland law, leases should be transparent regarding all parties' rights and responsibilities to be fair and enforceable.

The provisions of HB 50 should further improve transparency and reduce disputes by requiring landlords to provide specifics about the costs they are withholding from a tenant's security deposit at the end of a tenancy. A security deposit is meant to provide some security for the landlord to cover damages the tenant's use of the property may have caused. HB 50 provides a clear way landlords must show the actual damages

caused by use beyond normal wear and tear. MLA has seen numerous tenants object to unfair costs attributed to damages deducted from their security deposits over the years. With the increased clarity mandated by this bill, fewer disputes and unsupported withholding of security deposits should occur.

In December of 2018, advocates in MLA's Montgomery County office were approached by a group of tenants at a large multifamily property in Takoma Park. The tenants had been facing issues with their new management company since they took over the property management. When the tenants called us, nearly half of the roughly one-hundred-and-twenty units had no reliable hot water. Many of the tenants spoke limited English, and nearly all of them had little to no disposable income. Tenants had difficulties organizing because the Landlord did not make meeting space available for tenants to discuss their concerns and organize. It took the city government's involvement and the imposition of substantial financial penalties to get the property manager to restore hot water to their tenants in the middle of January. While the matter was resolved in the end, it was only because of an unusually well-organized group of individuals and an attentive county official. Many tenants don't have government officials willing to get involved or the wherewithal to overcome barriers to organize. This bill would resolve that problem for residents.

Legal Aid's responsibility is to serve indigent Marylanders' legal needs, but our mission is to advance Human Rights and Justice for All. This includes the right to safe and habitable housing. However, it also includes the right to equality before courts and tribunals and the equal protection of the law as enshrined in Articles 14 and 26 of the International Covenant on Civil and Political Rights. HB 50 provides more meaningful protections for a tenant's security deposit by requiring a more detailed accounting of the charges landlords levy a tenant vacating an apartment. It also provides a framework to make it easier for tenants to organize; and provides further protections for those most vulnerable Marylanders suffering from domestic abuse. The bill addresses many critical issues for renters.

For these reasons, Maryland Legal Aid asks this committee for a favorable report on HB 50.

Sincerely,

/s/ Gregory Countess

Gregory Countess, Esq.

Director of Advocacy for Housing and Community Economic Development

Maryland Legal Aid

(410) 951-7687

gcountess@mdlab.org

# **HB0050\_Tenant\_Protection\_Act\_MLC\_FAV.pdf**

Uploaded by: Plante, Cecilia

Position: FAV



**TESTIMONY FOR HB0050**  
**LANDLORD AND TENANT – RESIDENTIAL LEASES – TENANT RIGHTS AND**  
**PROTECTIONS (TENANT PROTECTION ACT OF 2021)**

**Bill Sponsor:** Delegate Stewart

**Committee:** Judicial Proceedings

**Organization Submitting:** Maryland Legislative Coalition

**Person Submitting:** Cecilia Plante, co-chair

**Position:** FAVORABLE

I am submitting this testimony in favor of HB0050 on behalf of the Maryland Legislative Coalition. The Maryland Legislative Coalition is an association of activists - individuals and grassroots groups in every district in the state. We are unpaid citizen lobbyists and our Coalition supports well over 30,000 members.

Being a landlord is difficult. Perhaps that is why our laws are so much more geared towards the rights of landlords than the rights of tenants. However, transparency and flexibility are not hall marks of the tenant experience. But, as difficult as being a landlord is, there should be some better give and take with tenants.

For example, if a tenant is charged for utilities as a percentage of the total utility bill for the rental building or collective, they should know in advance how the charges are calculated and what to expect for a normal monthly expense. This is basic transparency. It benefits the landlord by allowing the tenant to plan their expenses.

Along with transparency, flexibility is also an important consideration. In cases where the tenant is the victim of domestic violence or stalking and needs to terminate their rental contract for their own safety, being able to walk away from a horrible situation is crucial. No, it doesn't help the landlord financially, but it ensures that the victim is not having two things to worry about – the abuser or stalker, and a financial issue.

These are the kinds of things that we need to take into account in order to make our laws more equitable. Our members believe that the rights of tenants are as important as the rights of landlords and we need to ensure that they are protected.

We support this bill and recommend a **FAVORABLE** report in committee.

# **Public Justice Center - FAV - HB 50 (JPR).pdf**

Uploaded by: Shah, Zafar

Position: FAV



Zafar Shah Attorney  
Public Justice Center  
201 North Charles Street, Suite 1200  
Baltimore, Maryland 21201  
410-625-9409, ext. 237  
shahz@publicjustice.org

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## **HB 50 - Landlord and Tenant - Residential Leases - Tenant Rights and Protections (Tenant Protection Act of 2021)**

**Hearing before the Senate Judicial Proceedings Committee, March 25, 2021**

### **Position: SUPPORT**

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Public Justice Center (PJC) is a non-profit, civil legal services provider that provides advice and representation to over 700 tenants throughout Maryland each year. The array of measures in the Tenant Protection Act HB 50 are salutary and meet the “common sense” test. Yet, they are also long needed and meaningfully fill gaps in current Maryland law. HB 50 reincorporates amendments and compromises achieved in the 2020 session. Public Justice Center supports the Tenant Protection Act as reintroduced.

#### *Broader grounds for early lease termination by survivors of DV, sexual assault, and stalking*

HB 50 adds stalking, as defined in the Criminal Law Article, as basis for early lease termination in Real Property, alongside the existing grounds of domestic violence and sexual assault. HB 50 also solves a common shortcoming of the current lease termination statute. The existing law requires the tenant to provide notice the landlord of the intent to vacate, as well as evidence of a peace or protective order to substantiate their status as a victim. Because for many renters facing such circumstances the peace or protective order may be unattainable, HB 50 expands the law so that the report of a “qualified third party” (physician, psychologist, social worker) would suffice as documentation the supports the renter’s assertion of domestic violence, sexual assault, or stalking. Additionally, HB 50 specifies that a tenant in one of these emergency circumstances is responsible for payment of rent only for the period between their delivery of notice to the landlord and the date on which they vacate, up to a maximum of 30 days.

#### *Access to utility billing information at master-meter buildings*

HB 50 also sets forth new transparency provisions for renters in Ratio Utility Billing System (“RUBS”) properties. These properties are typically multi-family buildings on a master meter serviced by the local utility company. The owner then contracts with a third party to allocate utility charges to each unit in the building. Under current law (outside Montgomery County and Baltimore City), tenants have no statutory rights to access the allocation calculations or to see the

underlying billing and consumption data for the building. As one former PJC client put it, “you have to blindly trust that the landlord is fairly distributing the costs.” In one such building, tenants across the board received erratic, seemingly inaccurate gas charges. Yet, when their complaints and demands to the property managers were ignored, there was little else these renters could do to find out why utility charges had increased – even as many resorted to not heating their units throughout the winter. Even complaints to the Attorney General did not help shed light on the RUBS calculations.

HB 50 addresses this information gap. It requires that tenants have written notice explaining exactly which utilities they will be expected to pay and the exact method or formula for how these costs will be allocated. In addition, the bill requires landlords to provide tenants with the average monthly cost for each utility in the prior calendar year. Importantly, too, HB 50 provides incumbent tenants the right to request information that would verify the accuracy of allocated utility bills – including past bills. All of these components of HB 50 afford tenants the opportunity to understand fluctuating utility charges over time and to aid their knowledge of such costs whenever a dispute over billing accuracy arises. These measures would assist tenants with budgeting and empower them to dispute excessive or confusing utility costs.

**Public Justice Center opposes amendments that would weaken these transparency measures by limiting them temporally to a set number of days after an initial billing occurs.**

#### *Documentation of security deposit deductions*

The return of a security deposit should be an ordinary transaction. In Maryland, it is fraught with tension and uncertainty. For 45 days after a tenant moves out of the property, the landlord has no obligation to release the deposit. Particularly for lower-income renters in Maryland, this delay imposes economic hardship that can destabilize the renter’s new tenancy. After making payments for moving, for establishing a new security deposit, and for one or two months of rent, a renting household is additionally missing funds from the prior deposit for nearly two months. This predictable financial dilemma is often exacerbated by surprising deductions from that prior security deposit. Whereas current law requires landlords only to itemize the amounts withheld from the released security deposit, HB 50 creates an additional obligation by which landlords would provide documentation for those withheld amounts. For instance, for the typical instance in which a landlord withholds hundreds of dollars for carpet cleaning or other cosmetic improvements, HB 50 would require that landlords, as practicable, provide their former tenant an invoice or other documentation that substantiates the itemized costs. Renters rely on the return of their security deposit and deserve to know, with the added certainty of documentation, why their former landlord deducted from the full deposit amount.

**Please issue a report of FAVORABLE on HB 50.** If you have any questions, please contact Zafar Shah, shahz@publicjustice.org, (410) 625-9409 Ext. 237.



# **SenateHB050 Support Letter.pdf**

Uploaded by: Stern, Isadora

Position: FAV



Maryland Consumer Rights Coalition

**Testimony to the Senate Judicial Proceedings Committee  
HB050: Tenant Protection Act  
Position: Favorable**

March 23, 2021

The Honorable William Smith Jr., Chair  
Senate Judicial Proceedings Committee  
2 East Miller Senate Office Building  
Annapolis, Maryland 21401  
cc: Members, Judicial Proceedings Committee

Honorable Chair Smith and Members of the Committee:

The Maryland Consumer Rights Coalition (MCRC) is a statewide coalition of individuals and organizations that advances financial justice and economic inclusion for Maryland consumers through research, education, direct service, and advocacy. Our 8,500 supporters include consumer advocates, practitioners, and low-income and working families throughout Maryland. In 2019, the Fair Housing Action Center of Maryland became a program of MCRC.

HB050 is a large bill that addresses some of the serious issues facing tenants across our state, two of which we are focusing on today: utility bill overcharges, and improper security deposit deductions. We chose to base our favorable testimony using these two issue areas, as they come up often when tenants contact our organization for assistance with a landlord-tenant matter.

**Utility Bills and a Tenant's Right to Information**

Landlords are allowed to bill tenants directly for utility costs, though the system used by most apartment complexes and small multi-family buildings is generally not transparent and can be confusing to tenants. Giving prospective tenants the right to see and understand how utilities are billed, and what those average monthly costs are before the prospective tenant signs a lease, is an important step towards allowing tenants to make a decision based on potential affordability. Also, allowing tenants the right to see actual utility bills and how those bills are calculated for individual units would ensure a fair and equitable billing system, removing the ability of landlords to overcharge for utilities.



The Fair Housing Action Center of Maryland received complaints in 2019 and 2020 from tenants who claimed they were being overcharged by the property management company for gas and electric, and water service. Despite several requests to view the actual bills, both tenants were told the amounts were correct and the management companies demanded payment. In the 2019 instance, after weeks of emails and phone calls to BGE, it was determined the charges were in fact not correct, and the issue was not resolved until someone from the Maryland Department of Housing and Community Development stepped in. The property management company had to refund the tenant more than \$300 in overpayments, due to the management company's confusing and opaque billing system. In the 2020 instance, it was found quickly that the management company was charging one tenant the entire balance of the water bill, despite the property containing three separate apartments. Had these tenants been given the benefit of transparency on the part of the property management companies from the beginning, this issue could have quickly resolved itself, or not occurred at all.

### **Security Deposit Retention and Return**

Many landlords and management companies are adding a clause to leases that require the tenant to have the rental unit "professionally cleaned", along with the carpets -- something that is not the tenant's responsibility under current state law. Tenants are required to leave rental units "broom clean" and should only be charged for professional cleaning or repairs when there is actual damage to the property. As a result of these questionable lease clauses, tenants are losing hundreds of dollars or more, from their security deposits. For a low- or moderate-income household, the loss of their security deposit can be a devastating blow to finding new housing.

A large number of the inquiries we receive from tenants have to do with security deposits, and many of those are questions about what to do when the landlord retains part of the security deposit for "damages" but doesn't produce evidence of actual work done. In one complaint, a tenant detailed the action taken against her when a management company tried to get her to pay for the complete replacement of the flooring in her apartment, at a cost of \$10,000 beyond her security deposit. They claimed she damaged the floors, despite the fact that she had clear timestamped photos showing the floors were in good condition when she moved out, and then sent her account to a collection agency that was not licensed to do business in Maryland.

HB050 will require landlords to provide not only a statement saying work was done to correct damages to the property, but to also produce receipts, invoices and the name and contact information of the company that provided the work. This will allow tenants additional legal



Maryland Consumer Rights Coalition

recourse when their security deposits are wrongfully withheld by unscrupulous landlords who are illegally making upgrades at the tenants' expense, or performing required maintenance that was deferred and should have been corrected -- again, illegally, at the tenants' expense.

For all these reasons, we support HB050 and urge a favorable report.

Best,

Carol Ott  
Tenant Advocacy Director  
Fair Housing Action Center of Maryland

## **HB 50 FAV Delegate Stewart (1).pdf**

Uploaded by: Stewart, Vaughn

Position: FAV



THE MARYLAND HOUSE OF DELEGATES  
ANNAPOLIS, MARYLAND 21401

**Testimony in Support of HB50  
Tenant Protection Act of 2021**

Testimony by Delegate Vaughn Stewart

March 25th, 2021 • Judicial Proceedings Committee

What the Bill Does

**HB50 will offer protections to tenants living with abusive landlords and in unsafe conditions.** First, the bill extends existing lease termination protections for victims of sexual assault and domestic violence to victims of stalking. Second, the bill gives certain qualified professionals the authority to determine if the tenant is injured by sexual assault, domestic assault, or stalking. Third, the bill mandates transparency from landlords using a Ratio Utility Billing System, requiring them to notify tenants in writing as to what they're being charged for. Fourth, the bill compels landlords withholding any part of the security deposit to provide tenants supporting documentation. And finally, the bill grants tenants the ability to use community spaces within their buildings for the purpose of organizing tenants' associations.

Why the Bill Is Important

Housing is an integral part of the safety and security of all Marylanders. A home can take many different forms — about a third of Marylanders now live in rental properties — but it should nevertheless offer its resident comfort and protection from the outside world. For poor tenants, reasonably priced housing may be all that keeps them safe during the raging COVID-19 pandemic and beyond. Already struggling to stay afloat through hard times, they can't afford unreasonable and unexplained utility charges or arbitrary deductions from their security deposit; while some may not bat an eyelash at a few extra dollars here and there, that difference could determine a poor tenant's ability to pay their bills — or even feed themselves.

While leases are important for defining terms of housing for both a landlord and a tenant, they can dangerously trap the tenant in unanticipated situations. If a tenant's health and safety is at risk, whether it be through domestic violence, sexual assault, or stalking, it's imperative that they be able to leave that property as soon as possible — avoiding disastrous consequences in the process — after the recommendation of a trusted professional. Furthermore, if tenants' living conditions aren't safe, it's only right that they can come together to collectively make an appeal to their landlord.



THE MARYLAND HOUSE OF DELEGATES  
ANNAPOLIS, MARYLAND 21401

Why the Committee Should Vote Favorably

Most landlords treat their tenants fairly and with respect, but some see their power imbalance as an opportunity to exploit their vulnerable residents. This bill only burdens landlords with the most basic requirement — to tell their tenants why they're being charged. And if the landlord is already acting reasonably, this information should be easy to come by. Beyond simple notification, this bill allows a threatened tenant to be safely evaluated and released from their lease and gives tenants the ability to meet with their fellow residents in a community space.

None of the provisions in the bill are radical; in fact, every provision is modeled after laws in many other states. **In 2019, Maryland was ranked the 20th most hostile state toward tenants—even states like Kentucky, Tennessee, and Oklahoma have stronger tenant protections than we do.** The five major changes proposed in this bill would offer common sense safeguards to make this state safer for the high number of renters living in it.

**No Marylander should be trapped in an unsafe or exploitative home just because they're poor. I urge a favorable report.**

## **HB 50\_Letter of Support\_Crossover\_2021 (FINAL).pdf**

Uploaded by: Wilpone-Welborn, Kira

Position: FAV



**BRIAN E. FROSH**  
*Attorney General*

**ELIZABETH F. HARRIS**  
*Chief Deputy Attorney General*

**CAROLYN QUATTROCKI**  
*Deputy Attorney General*



**WILLIAM D. GRUHN**  
*Chief*  
Consumer Protection Division

Writer's Fax No.

**STATE OF MARYLAND**  
**OFFICE OF THE ATTORNEY GENERAL**  
**CONSUMER PROTECTION DIVISION**

Writer's Direct Dial No.  
410-576-6986  
kwilponewelborn@oag.state.md.us

March 23, 2021

To: The Honorable William C. Smith, Jr.  
Chair, Judicial Proceedings Committee

From: Kira Wilpone-Welborn  
Consumer Protection Division

Re: House Bill 50 – Landlord and Tenant – Residential Leases- Tenant Rights and Protection  
(Tenant Protection Act of 2021) (SUPPORT)

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The Consumer Protection Division of the Office of the Attorney General supports House Bill 50 sponsored by Delegate Vaughn Stewart, which would enact a broad range of tenant protections in leasing residential realty. In particular, House Bill 50 would require landlords to provide additional disclosures to tenants on ratio utility billing and security deposit deductions and would expand protections to victims of stalking and domestic violence allowing them to terminate their lease agreements. Landlord-tenant complaints are consistently among the top complaints received from consumers each year by the Consumer Protection Division, including a significant number of complaints about utility billing and deductions from security deposits.

When consumer disputes regarding utility billing are presented to the Division, the Division may attempt to mediate complaints or refer appropriate complaints to the Maryland Public Service Commission. House Bill 50's requirement that landlords disclose to prospective tenants the use of ratio utility billing, the methodology used to determine a tenant's utility obligation, the average monthly bill in the preceding year, and the amount of any service or administrative fees charged will allow consumers to better understand the financial burdens and obligations before leasing a rental unit. The additional information presented to consumers through House Bill 50 will allow tenants to make better comparisons of available rental units in the market and prevent surprise utility charges throughout their tenancy and will assist the Division in resolving tenant utility complaints with their landlords when they arise.

Since 2016, the Division has received over 200 complaints from Maryland consumers regarding security deposits, many of which are due to deductions made by their landlord at the conclusion of their tenancy. Under the current law, landlords must provide to tenants a list of damages to the

rental unit and the cost actually incurred for repairs. The landlord is only permitted to deduct the amount actually incurred from a held security deposit. Despite the present obligations, landlords and tenants often dispute the nature of the damage and the cost expended to make any repairs. House Bill 50's requirement that the landlord submit documentation (invoices, receipts, bills, etc.) supporting the incurred cost would prevent many of these disputes. And, as a result of House Bill 50, the Division would be able to more successfully mediate consumer complaints regarding improper security deposit deductions.

Finally, the Division supports House Bill 50's additional protection for victims of stalking and domestic violence. Allowing consumers who are victims of gender-based violence to terminate their lease agreements early provides victims with additional remedies for securing their safety without additional financial burdens.

House Bill 50 would allow the Division to successfully mediate more consumer complaints regarding utility billing and security deposit deductions as a result of the newly required disclosures and protections provided to Maryland consumers and will add protection for victims of domestic abuse and stalking. Accordingly, the Division requests that the Judicial Proceedings Committee give House Bill 50 a favorable report.

cc: Members, Judicial Proceedings Committee

# **MBIA Testimony HB 50.pdf**

Uploaded by: Graf, Lori

Position: FWA

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

# **MMHA - 2021 - HB 50 Tenant Protection Act - Senate**

Uploaded by: Greenfield, Aaron

Position: FWA



**Bill Title:** House Bill 50, Landlord and Tenant - Residential Leases - Tenant Rights and Protections (Tenant Protection Act of 2021)

**Committee:** Judicial Proceedings

**Date:** March 25, 2021

**Position:** Favorable with Amendments

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 210,000 rental housing homes in over 958 apartment communities. Our members house over 538,000 residents of the State of Maryland. MMHA also represents over 250 associate member companies who supply goods and services to the multi-housing industry.

House Bill 50 proposes additional restrictions on residential housing providers substantially negatively affecting four categories of their operations : Ratio Utility Billing System (RUBS), security deposits, tenant organizations and victims of stalking.

**RUBS:** This Bill mandates that a housing provider who uses a RUBS system provide to all prospective tenants, in writing, a number of statements and data related to the allocated utility services. Some of the proposals under the Bill warrant clarification and amendment. **MMHA offers the attached amendments to address these industry concerns.**

**Security Deposit:** House Bill 50 requires that when a security deposit is withheld, a landlord must provide a statement of actual costs where practicable, including supporting documentation detailing bills, invoices and receipts that identify materials or services provided (page 6, lines 21-24). Maryland law requires that a housing provider send a security deposit reconciliation within 45 days of the tenant's return of possession of the rental unit. Many times damage repairs are made by outside contractors and vendors who may not invoice the housing provider within the 45 day period. Moreover, the detailed documentation required under the Bill is generally held by the contractor and not within the control of the housing provider. Given this Bills large amount of newly required documentation, the lack of access housing providers have to it that and the amount of time it often requires to obtain invoices, MMHA is concerned that its members will routinely face exceeding the 45-day security deposit return date to their detriment.

**Tenant Organization:** House Bill 50 mandates a tenant organization is given the right of free assembly in a meeting room within an apartment facility. A landlord may impose reasonable terms and conditions on the use of the meeting room. A landlord may require an individual participating in a tenant organization meeting who is not a resident of the apartment facility to sign a waiver of liability for injuries sustained on the property. The



bill spells out the requirements of a tenant organization which is to designate at least two but not more than five members who are authorized to schedule use of a meeting room and provide written notification to the landlord at least once per year. A landlord cannot charge a tenant organization a fee for use of the meeting room for the first meeting of the tenant organization within the same month, as long as the fee not exceed the regular schedule of fees charged to other groups.

**Victims of Stalking:** A tenant may terminate the future liability under the lease if the tenant or legal occupant is a victim of stalking. The tenant would only be responsible for rent for the time following the tenant providing notice of intent to vacate, up to a maximum of 30 days. The notice must include a copy of a report by a qualified third party with certain redactions. Once a landlord receives notice, the landlord must inspect the leased premises. If the tenant vacates, landlord must provide the tenant a written statement that confirms the tenant has vacated, states the rent that the tenant is responsible for and the amount still owed. If the tenant vacates earlier than 30 days after the date the tenant provided notice of intent to vacate or who fails to provide written notice, the tenant is responsible for the maximum rent required under this section.

For these reasons, we respectfully request a favorable report with amendments on House Bill 50.

**Aaron J. Greenfield, MMHA Director of Government Affairs, 410.446.1992**



## AMENDMENTS TO HOUSE BILL 50

### AMENDMENT NO. 1

On page 4, lines 19, strike “METER READING DATES, BILLING DATES AND DUE DATES, BY UTILITY”

In some jurisdictions, Baltimore City in particular, residential housing providers are not informed of when meter reading dates occur. Billings dates and related due dates are also inconsistent.

### AMENDMENT NO. 2

On page 4, line 22, after “REQUEST” insert, “BY THE TENANT IF MADE WITHIN SEVEN (7) DAYS FROM THE DATE THE LANDLORD PROVIDES THE TENANT A BILL”

The resident should have some responsibility to request a copy of the master bill, which is voluminous, 7 days following receipt of their portion.

### AMENDMENT NO. 3

On page 5, in line 3, after “UTILITIES” insert “IF MADE WITHIN SEVEN (7) DAYS FROM THE DATE THE LANDLORD PROVIDES THE TENANT A BILL”

The resident should have some responsibility to request a copy of the master bill, which is voluminous, 7 days following receipt of their portion.