



**Bill Title:** House Bill 524, Anne Arundel County and Prince George’s County –  
Repossession for Failure to Pay Rent – Rental Property License Information

**Committee:** Judiciary

**Date:** February 17, 2021

**Position:** Favorable with Amendment

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 including towing companies.

Under House Bill 524, in Anne Arundel and Prince George’s Counties at the time of filing a written complaint for Failure to Pay Rent, the landlord must submit for inspection by the Clerk of the District Court records demonstrating that the property is licensed with the county in compliance with all applicable rental property licensing requirements. A provisional or temporary license is insufficient. If a landlord is required to provide evidence of rental property licensing, at trial the landlord has the burden of proving by a preponderance of the evidence that the property is licensed with the county in compliance with all applicable rental property licensing requirements.

MMHA supports the intent of this bill but requests one amendment consistent with the provision in House Bill 523, which allows for a residential housing provider to provide an electronic rental registration license at the time of filing a Failure to Pay Rent proceeding.

Amendment No. 1

On page 5, line 24, after “REQUIREMENTS” add “THE LESSOR MAY PRESENT AN ELECTRONIC COPY OF THE LICENSE AS PROOF OF COMPLIANCE.”

For the foregoing reasons, MMHA respectfully requests a **favorable report with amendment on House Bill 524.**

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