



Bill Title: House Bill 101, Landlord and Tenant – Repossession for Failure to Pay Rent – Lead Risk Reduction Compliance

Committee: Environment & Transportation

Date: January 18, 2022

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.

In a complaint to re-possess property, House Bill 101 specifies that if the property is required by local law or regulation to operate under a valid registration or license issued by a state, county, or municipal organization, the landlord or agent must state that the property is registered or licensed and provide the registration or license number for the property to be repossessed. Additionally, House Bill 101 requires that if the property to be repossessed is an affected property, the landlord or agent must state that the property is an affected property and that the landlord has registered the affected property as required and renewed the registration. This bill also allows the Court to adjourn a failure to pay rent action from one day to ten days to obtain additional documentation and in the public local law, from seven to ten days to procure witnesses.

MMHA has two central concerns with this legislation. First, at a failure to pay rent proceeding, housing providers would like the ability to provide electronic versions of their Form 330 and any attachments. In the past, the parties agreed to that language. Secondly, with the additional ten-day notice requirement and significant delays in the failure to pay rent process, we strenuously oppose adjourning the trial for an additional nine days. Our suggested amendments are attached.

For these reasons, MMHA therefore respectfully requests a favorable report with amendments on House Bill 101.

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



AMENDMENTS TO HOUSE BILL 101

AMENDMENT No. 1

On page 5, line 19, strike “10 DAYS”; On page 7, line 19 strike “10 DAYS”.

AMENDMENT No. 2

On page 5, line 22, strike “DIRECT”; On page 5, line 26, strike “DIRECT”.

We would ask that you strike “direct” on page 5, in lines 22 and 26. “Direct evidence” is confusing in this scenario since the bill will already require the lead certificate at trial which is evidence, in and of itself.

AMENDMENT No. 3

On page 5, line 23, after “section” add “WHICH MAY BE PROVIDED BY THE LANDLORD IN THE FORM OF AN ELECTRONIC COPY”.