

REGIONAL MANAGEMENT INC.

**Testimony of Regional Management, Inc.
House Bill 174 - Favorable with Amendments
January 18, 2022**

For over 60 years Regional Management, Inc. (RMI) has managed over 5,000 affordable, unsubsidized rental homes for Baltimore City and County residents. We voluntarily serve lower and middle income customers because that is our mission and market niche and we provide these services without taking any Government tax breaks or requiring our customers to seek any government subsidies.

Our rentals are well planned, sustainable, multifamily garden and townhouse style housing, with mature trees and landscaping and at an average age of 40 years old, all of these units remain attractive, affordable and well maintained.

Our rentals are subject to Baltimore City and County Rental Licensing requirements with which we are compliant.

RMI understands that the Sponsor of this Bill wants to make certain that in Failure to Pay Rent (FTPR) cases that it is clear that a property is in compliance with pertinent licensing laws, however RMI has two grave concerns regarding the Bill as written.

1. Strike Page 3 lines 18-21 and Pages 7-8 Lines 37- Lines 4 – Requiring additional papers to be submitted **AT THE TIME OF FILING** of a FTPR case is a duplicative and places an unnecessary burden on Court Clerks, Sheriffs and Housing Providers, this should be done at Trial because:
 - The FTPR form already has a location for this information to be attested to by the Housing Provider when they file their Complaint.
 - Clerks of the Court have no authority to make any determination regarding the legitimacy of such additional papers thus the Bill is an incursion into Judicial Discretion
 - Sherriff's ability to properly serve FTPR complaints by mailing and tacking will be hindered by multiple pages of documents
2. Restrictions on "provisional and or temporary licenses' should be stricken from the bill. Attached is a copy of a recent notice from The Baltimore City Dept. of Housing and Community Development regarding technical difficulties facing the Department's current Licensing program. This issue is solely within the control of the Department and not the Landlord. Where the only alternative available to a Landlord by the governmental entity providing a license is an interim, holdover or provision al license this should be an acceptable type of proof of Landlord licensing compliance which will allow the Landlord to utilize their right to collect rent through access to the Courts.

For the foregoing reasons Regional Management, Inc. requests a favorable report with Amendments on House Bill 174.

Katherine Kelly Howard, Esq. General Counsel for Regional Management, Inc, 410 539 2370



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Due to COVID-19, some City services are operating on a modified basis.



Find the current status of services here.

[\(/https://www.baltimorecity.gov/servicestatus\)](https://www.baltimorecity.gov/servicestatus)

Property/Alarm Registration

***CUSTOMER ALERT - Annual Property Registration for 2022 DELAYED to March 1, 2022**

The property registration portal to begin the 2022 annual property registration will NOT open until March 1, 2022. Valid 2021 registration updates and payments will be extended until March 1, 2022. **DO NOT SUBMIT 2022** registration renewal payments until March 1, 2022.

*(NOTE - Any **rental license** that expires between 1/1/22 and 3/30/22 will remain valid until the 2022 property registration portal has opened and clients are able to register properties for 2022.)*

Property Registration & Rental Licensing - Corona Virus - State of Emergency

The State of Maryland lifted the State of Emergency due to the Corona Virus on July 1, 2021. Any new rental license that needed to be issued or a rental license that expired during the State of Emergency **MUST be completed or renewed by July 31, 2021, the 30th day after the State of Emergency was lifted.**

Please also be advised that we are currently experiencing an extremely high call and email volume. Staff are working to respond to every message in the order in which they are received. We appreciate your patience during this time as we work to respond to you.

Rental Property Licensing