



**MARYLAND**  
*Association of*  
**COUNTIES**

## House Bill 881

*Landlord and Tenant - Residential Leases and Holdover Tenancies - Local Just Cause Termination Provisions*

MACo Position: **SUPPORT**

To: Environment and Transportation Committee

Date: February 28, 2022

From: D'Paul Nibber

The Maryland Association of Counties (MACo) **SUPPORTS** HB 881. The bill would authorize counties to establish laws preventing landlords from failing to renew or terminating leases without just cause.

Several counties have sought the above authority to protect vulnerable constituents facing eviction for reasons outside of their control. Throughout the COVID-19 pandemic, evictions have received increased scrutiny as average household debt due to unpaid rent and volatility in the employment marketplace reached significantly elevated levels. HB 881 simply provides a tool for counties to prevent housing instability and inequity tailored to the needs of their respective communities.

Altogether, this bill provides county autonomy to address the housing needs of Marylanders. For this reason, MACo **SUPPORTS** HB 881 and urges a **FAVORABLE** report. Thank you for your continued support in service of our counties and shared constituents.