



# THE PRINCE GEORGE'S COUNTY GOVERNMENT

(301) 952-3700  
County Council

## POSITION STATEMENT

**HB 881** Landlord and Tenant – Residential Leases and  
Delegates Wilkins, *et. al.* Holdover Tenancies – Local Just Cause Termination  
Provisions

### POSITION:

### SUPPORT

**HB 881** – Landlord and Tenant – Residential Leases and Holdover Tenancies – Local Just Cause Termination Provisions – Authorizing a county to adopt by local law or ordinance provisions prohibiting a landlord of residential property from failing to renew a lease or from terminating a holdover tenancy without just cause; and establishing certain requirements for a local law or ordinance adopted in accordance with the Act.

HB 881 authorizes a county, including Baltimore City to enact local laws or ordinances that prohibit a landlord of residential property from failing to renew a lease during the lease term or seeking to terminate a holdover tenancy without just cause. The bill provides examples of what would be considered just cause that a county may use when crafting their own just cause provisions. The bill also requires that local laws must require landlords to provide written notice to the tenant stating the just cause used for nonrenewal of the lease and include it in any complaint as well.

Currently, the law only requires that a landlord give 60 days' notice to a tenant at the end of the lease that the landlord wishes not to renew the lease. Landlords are not required to state a reason for why they are not renewing the lease.

The Prince George's County Council supports all legislation aimed at assisting Prince George's County residents during this challenging time. Prince George's County is home to a significant low-income population, who often struggle with maintaining safe and consistent housing. This legislation is another measure aimed at preventing household disruption for tenants by landlords who unnecessarily target them. Moreover, this bill would give Prince George's County the authority to create their own just cause provisions and tailor them to the needs of its residents. In other places where just cause provisions have been enacted, they have found that these provisions help create protections and housing stability for tenants.

For the foregoing reasons, the Prince George's County Council **SUPPORTS HB 881** and respectfully requests your favorable consideration of its position.

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Prepared by: Evans & Associates  
On behalf of Prince George's County Council

**County Administration Building – Upper Marlboro, Maryland 20772**