



**Bill Title: House Bill 174, Landlord and Tenant – Repossession for Failure to Pay Rent – Registration and License Information**

**Committee: Judicial Proceedings Committee**

**Date: March 31, 2022**

**Position: Information**

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.

MMHA worked with the Sponsor and appreciate her engagement. We do **not** currently oppose the amended version of House Bill 174 that passed out of the Maryland House of Delegates. However, additional issues were raised during a recent hearing in the House Judiciary Committee on Senate Bill 563, a similar piece of legislation, that necessitate our comment.

Concerning federally subsidized housing, we would defer to those property owners and managers requesting an exemption from Senate Bill 563 and House Bill 174. MMHA would not want to see affordable, federally subsidized housing taken off the market as a result of House Bill 174. Further, MMHA is aware of the discussion during the hearing Senate Bill 563 in the House Judiciary Committee in connection with residential rental platforms that contain multiple units on one license, as is the case in Baltimore City and we feel compelled to provide information to the committee on this subject. **Please see the attached email correspondence between Kathy Howard from Regional Management, Inc. and Kathleen Byrne, Assistant Commissioner for Litigation and SIU in the Baltimore City Department of Housing and Community Development.** For example, under this bill and as applied in Baltimore City, if one license has 50 units and one unit is in violation, that housing provider would be prohibited from repossessing for failure to pay rent any other unit that is in compliance.

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