

MMHA - 2022 - HB 323 - public nuisance - JPR.pdf

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Position: FAV



Bill Title: **House Bill 323, Real Property - Limitations on Summoning Law Enforcement or Emergency Services - Prohibition**

Committee: **Judicial Proceedings Committee**

Date: **March 29, 2022**

Position: **Favorable**

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.

This bill prohibits a landlord from using a lease or form of lease that contains a provision that prohibits, limits, or penalizes a tenant or another individual for reasonably summoning the assistance of law enforcement, emergency services or a mobile crisis team. A landlord is prohibited from taking retaliatory actions because a tenant or another individual sought the assistance of law enforcement or emergency services.

House Bill 323 establishes minimum standards for local nuisance ordinances. Some jurisdictions have enacted laws to penalize property owners for repeated calls for police or emergency service to their property. While no one wants criminal activity, these local laws could serve as a deterrent to residents responsibly calling for police and emergency services. We should not place residents in that predicament.

MMHA thanks the Sponsor for her time, willingness to engage and work with us to address our concerns.

For these reasons, we respectfully request a favorable report on House Bill 323.

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

HB0323_Summoning_Law_Enforcement_MLC_FAV.pdf

Uploaded by: Cecilia Plante

Position: FAV



TESTIMONY FOR HB0323

Real Property - Limitations on Summoning Law Enforcement or Emergency Services - Prohibition

Bill Sponsor: Delegate Palakovich-Carr

Committee: Judicial Proceedings

Organization Submitting: Maryland Legislative Coalition

Person Submitting: Cecilia Plante, co-chair

Position: FAVORABLE

I am submitting this testimony in favor of HB0323 on behalf of the Maryland Legislative Coalition. The Maryland Legislative Coalition is an association of activists - individuals and grassroots groups in every district in the state. We are unpaid citizen lobbyists and our Coalition supports well over 30,000 members.

Our members understand and appreciate that first responder units are stretched pretty thin. They don't have the bandwidth to service repeat calls from the same property. So, local governments have tried to protect their first responders by enacting laws to fine landlords and property owners for repeated calls from their property.

This has had the effect of serving as a deterrent for residents to call the police during an emergency for fear of reprisal by their landlord because landlords will usually evict the tenant after the first call for service, even if the tenant was the victim of a crime. This is not the desired outcome, if people are afraid to call for help in an emergency for fear of being evicted. Victims of domestic violence, people of color, LGBTQ+ individuals, and people with disabilities are especially at risk in these situations.

This bill would preclude landlords from putting language in rental agreements that preclude residents from calling the police or other first responders. It also precludes the landlord from taking action against the tenant.

The bill also restricts the local government from setting a threshold number of requests that can come from a single property as being a 'nuisance' and penalizes the owner or the tenant from making too many calls.

Local governments and landlords should not be able to allow a disaster to happen, or lives to be lost, because they discouraged people from reaching out for help.

We support this bill and recommend a **FAVORABLE** report in committee.

HB323_Support_Sen.JPR.pdf

Uploaded by: David Prater

Position: FAV

Senate-Judicial Proceedings Committee

Real Property – Limitations on Summoning Law Enforcement or Emergency Services – Prohibition

March 29, 2022

POSITION: SUPPORT

The undersigned individuals and organizations SUPPORT HB 323.

HB 323 prohibits the eviction of tenants for utilizing emergency public services, such as law enforcement, fire department, and emergency medical services; and prohibits local jurisdictions from passing ordinances that penalize owners and tenants of housing who utilize emergency public services.

The punishment and eviction of families who use emergency public services is a civil rights issue for families with disabilities and victims of domestic violence.¹

In Maryland, when a person with a disability is experiencing a mental health or behavioral health crisis – such as suicide, agitation, and depression – and calls 9-1-1, it is police who respond.² Not surprisingly, police are more likely to respond and take enforcement action when it is a person of color with a disability who calls.³ Similarly, in incidents of domestic violence it is police who respond.⁴ As a result, we have too frequently seen the utilization of emergency services by families with disabilities and survivors of domestic violence be used as a cause for eviction.

Below are just a few examples:

- A person with a mental health disability was taken to a hospital emergency room by law enforcement four times in an approximately two month period. With the help of his family, he was able to adjust his medication to stabilize his mood. Despite this, the

¹ Alisha Jarwala & Sejal Singh, “When Disability Is a Nuisance: How Chronic Nuisance Ordinances Push Residents with Disabilities Out of Their Homes,” 54 HARVARD CIVIL RIGHTS.-CIVIL LIBERTIES LAW REVIEW, 876 (2019)(identifying how Chronic Nuisance Ordinances target people with disabilities); Joseph Mead, et al., “Who is a Nuisance? Criminal Activity Nuisance Ordinances in Ohio,” *Urban Publications* (2017), available at https://engagedscholarship.csuohio.edu/cgi/viewcontent.cgi?article=2513&context=urban_facpub (last access Feb. 3, 2022)(explaining how other protected classes under the Fair Housing Act Amendments and survivors of domestic violence are targeted by chronic nuisance ordinances).

² Maryland Behavioral Health Advisory Council, STRATEGIC PLAN: 24/7 CRISIS WALK-IN MOBILE CRISIS TEAM SERVICES (2017), pg.46, available at <https://health.maryland.gov/bha/Documents/The%202017%20Strategic%20Plan%2024-7%20Crisis%20Walk-in%20and%20Mobile%20Crisis%20Team%20Services.pdf>.

³ Data tracked from a sample of law enforcement encounters in Baltimore City show that 89% of behavioral crisis responses result in the police involuntarily committing people to hospital emergency rooms; and that of the reported behavioral calls for service involving police, 78% of the people being confronted by police are Black. *Baltimore Public Health Behavioral Health System Gaps Analysis: Final Report* (Oct. 2019), available at [Baltimore PBHS Gaps Analysis Report 191209.pdf](https://www.baltimore.gov/sites/default/files/Baltimore_PBHS_Gaps_Analysis_Report_191209.pdf) (hsri.org).

⁴ See *Supra* Note 1, Mead, et al.

landlord still sought to evict him because of the repeated appearance of police to take him to the emergency department.

- A minor with a developmental disability was disconnected from his school support services because of Covid-19. His mother called Grassroots – the mobile crisis service provider in Howard County – on several occasions. Per Grassroots protocol, a mobile crisis team appeared with police and a clinician to help control his behaviors. The landlord cited the appearance and presence of law enforcement as a reason for their efforts to evict them.
- A woman with an intellectual disability was in an abusive relationship. She was violently beaten by her abuser in her home. Police responded and the abuser was arrested and jailed. After this incident her landlord sent her a Notice to Vacate.
- A veteran with PTSD and physical disabilities had an argument about accessible parking with her landlord – chiefly that the veteran had a designated parking space that other residents were using and the management company was not enforcing. The veteran experienced a brief crisis as a result of an escalating argument and was taken to a hospital. A Notice to Vacate was waiting for her when she returned.
- A child with emotional disabilities was playing with matches in his home and this caused some minor fire damage to the carpet. The mother extinguished the fire but the fire department and police department came. The child was emergency petitioned by police. Despite the only minor damage to the apartment, the family was served with a Notice to Vacate and the landlord cited the arrival of police and fire departments to justify the eviction.

But it is not just people who use mental health emergency services who are threatened with eviction. It is also people with physical disabilities who are threatened with eviction.

- A person with a physical disability was attempting to cook a meal for himself, and set off his fire alarm. The fire department came, cleared his apartment of smoke and left. Soon after, he received Notice to Vacate from his landlord because the fire department came to his home.
- A mother of 2 who is blind accidentally bumped the front controls on her stove and this ignited an egg carton on her stove top briefly. She quickly extinguished the flame and placed it down the garbage chute. A fire alarm was activated and the fire department arrived. There was no fire to extinguish. Nonetheless, she received a Notice to Vacate.
- In too many older elevator buildings, people who use wheelchairs or have physical disabilities must call emergency services in order to enter or leave their apartment. It is not hard for us to conceive the repeated use of EMS services to access a dwelling unit become a ‘nuisance’ to landlords or local enforcement agencies.

Finally, as the Opioid crisis continues to ravage Maryland communities, HB 323 offers an important protection for persons who need urgent medical attention. Maryland has already taken steps to protect people from criminal prosecution for using Emergency Services to save lives from overdose. HB 323 would similarly protect the housing of families who call emergency services to save lives.

HB 323 is common-sense legislation that prohibits actions by housing providers and local jurisdictions from punishing people – who are disproportionately members of protected classes under the Fair Housing Act Amendments – from using our States’ emergency services.

For these reasons we urge a favorable report on **HB 323**.

Respectfully submitted,

Organizations

Accessible Resources for Independence

Bazelon Center for Mental Health Law

Beyond the Boundaries

Disability Rights Maryland

Healthcare for the Homeless

Homeless Persons Representation Project

IMAGE Center

Independence Now

Intimate Health Consulting

Maryland Center on Economic Policy

National Association of Mental Illness (NAMI), Maryland

National Council on Alcoholism and Drug Dependence

Right to Housing Alliance

ROAR (Rebuild, Overcome, and Rise) Center at University of Maryland, Baltimore

Public Justice Center

Indiviudals

Kelci Reiss,

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Lydia X.Z. Brown,

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HB0323-JPR_MACo_SUP.pdf

Uploaded by: D'Paul Nibber

Position: FAV



House Bill 323

***Real Property - Limitations on Summoning Law Enforcement
or Emergency Services - Prohibition***

MACo Position: **SUPPORT**

To: Judicial Proceedings Committee

Date: March 29, 2022

From: D'Paul Nibber

The Maryland Association of Counties (MACo) **SUPPORTS** HB 323. This bill would, among other provisions, prevent local governments from enacting laws establishing a threshold on requests for law enforcement or emergency services to visit a residential property resulting in said property being designated a nuisance, or otherwise penalizing someone for summoning the assistance of law enforcement or emergency services.

No individual in immediate need for assistance from law enforcement or emergency services should be deterred from accessing these vital county services. HB 323 understandably seeks to protect individuals experiencing domestic abuse, sexual assault, and many other serious life-threatening offenses, by shielding them from potential repercussions by property owners arising from these police calls.

Through carefully constructed amendments proposed by the bill sponsor and adopted by the Maryland House of Delegates, the scope of HB 323 has been slightly narrowed to ensure it does not extend to certain situations in which individuals repeatedly request assistance with parking or when neighbors retaliate against one another by summoning law enforcement. MACo had previously expressed concerns that these scenarios could potentially result in much needed and overextended public safety resources being diverted to situations not warranting them.

The amended HB 323 preserves some county autonomy regarding the dispatch of public safety resources, while ensuring individuals facing potentially life-threatening situations are not deterred from summoning law enforcement. For these reasons, MACo urges a **FAVORABLE** report for HB 323.

HTPP HB 323 Testimony (JPR)- FAV.pdf

Uploaded by: Jessica Emerson

Position: FAV

Testimony of the Human Trafficking Prevention Project

BILL NO: House Bill 323
TITLE: Real Property – Limitations on Summoning Law Enforcement or
Emergency Services – Prohibition
COMMITTEE: Judicial Proceedings
HEARING DATE: March 29, 2022
POSITION: SUPPORT

House Bill 323 would prohibit the eviction of tenants for utilizing emergency public services, such as law enforcement, fire department, and emergency medical services, and prohibits local jurisdictions from passing ordinances that penalize owners and tenants of housing who utilize these services. The Human Trafficking Prevention Project supports this bill because it will reduce the likelihood that victims of crime, including those experiencing human trafficking, will be deterred from requesting assistance in times of emergency. Additionally, reducing the likelihood of eviction for any tenant reduces their risk of becoming a victim of human trafficking, as homelessness and housing instability are direct predictors of the crime.

Several local governments in Maryland have enacted laws to penalize property owners for repeated calls for police service to their property. These local laws vary in terms of how they define a nuisance, but many are based on the number of calls for police service, where as few as two calls to the police within a month is grounds for fining the property owner. In reaction to these unwelcome financial outcomes, landlords usually choose to evict the tenant instead, even when the nuisance ordinances do not explicitly require eviction.¹ While these laws are often couched in language around reducing or eliminating criminal behavior, in practice they function as a deterrent for residents calling the police during an emergency for fear of reprisal by their landlord.

Some local ordinances specifically define “excessive” calls for police or emergency services as nuisances, even when the tenant is a victim of a crime that requires police, medical, or other emergency assistance, such as domestic violence or human trafficking.² This deters the reporting of crime and places victims of crime in heightened danger, resulting in some victims being afraid to call for help for fear of eviction. The existence of a nuisance ordinance can also deter landlords from renting to persons they believe will be a victim of crime, especially domestic violence victims,³ many of whom are also victims of human trafficking. Maryland’s own Office of Crime Control and Prevention has formally recognized the harm these ordinances can cause, listing “enforcing or promoting nuisance abatement ordinance, crime-free housing ordinances, or crime-free lease addenda” as an activity that has “been found to jeopardize victim safety, deter or prevent physical or emotional healing for victims [of crime], or allow offenders to escape responsibility for their actions.”⁴

In addition to deterring victims of crime for calling for assistance from law enforcement or emergency services, nuisance laws put these same victims at higher risk of exploitation by a trafficker. Housing instability and homelessness factor heavily into recruitment by a trafficker, who often offers safe shelter as a means of coercive recruitment, then threatens to turn the victim back out on the street as a means of control.⁵ This is particularly dangerous for youth, with 64% of youth survivors of trafficking reporting experiencing homelessness or being unstably housed when they were recruited by their trafficker.⁶ Already struggling with fewer resources,

¹ “Silencing Women’s Voices: Nuisance Property Laws and Battered Women.” G. Arnold & M. Slusser, Journal of the American Bar Foundation (2015).

² “Victims’ Dilemma: 911 Calls Can Bring Eviction.” Erik Eckholm, New York Times (2013).

³ “Silenced: How Nuisance Ordinances Punish Crime Victims in New York.” ACLU (2015).

⁴ FY 2019 Services, Training, Officers, and Prosecutors Violence Against Women Formula (STOP VAWA) Grant Program: Notice of Funding Availability. <http://goccp.maryland.gov/wp-content/uploads/FY2019-VAWA-NOFA-1.pdf>

⁵ Brittany Anthony et. al., *On-Ramps, Intersections, and Exit Routes: A Roadmap for Systems and Industries to Prevent and Disrupt Human Trafficking* (2018).

⁶ *Id.*

LGBTQIA+ youth who are experiencing homelessness are 3-7 times more likely to engage in survival sex to meet their basic needs than their non-LGBTIA+ homeless peers, and are therefore put at even greater risk.⁷

House Bill 323 would reduce this risk for already vulnerable populations, as well as eliminate eviction as punishment for victims of crime who seek access to emergency services. For these reasons, the Human Trafficking Prevention Project at the University of Baltimore School of Law supports House Bill 323 and respectfully urge a favorable report.

For more information, please contact

Jessica Emerson, LMSW, Esq.

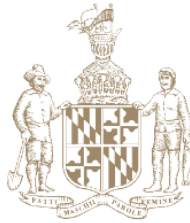
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⁷ See generally Shahera Hyatt, *Struggling to Survive: Lesbian, Gay, Bisexual, Transgender, and Queer/Questioning Youth on the Streets of California* (2011), <https://lgbtcaucus.legislature.ca.gov/sites/lgbtcaucus.legislature.ca.gov/files/PDF/LGBTQ%20Homeless%20Youth%20in%20California.pdf>

Delegate Palakovich Carr HB 323 Summoning Assistan

Uploaded by: Julie Palakovich Carr

Position: FAV



THE MARYLAND HOUSE OF DELEGATES ANNAPOLIS, MARYLAND 21401

Testimony in Support of HB 323 Real Property - Limitations on Summoning Law Enforcement or Emergency Services - Prohibition

Every Marylander should be able to summon police or medical services during an emergency. However, 'nuisance laws' enacted by some local governments threaten the ability of a resident to get help when they need it.

A handful of local jurisdictions have enacted laws to penalize property owners for repeated calls for police service to their property. These nuisance laws subject the landlord or property owner to a fine and possible loss of their rental license if the police are called out to a property more than a certain number of times within a specified timeframe—such as two times within 30 days.

No one wants to have neighbors that are engaged in criminal activity, but these local laws also serve as a deterrent for residents calling the police during an emergency for fear of reprisal by their landlord. That's because the landlord will usually evict the tenant after the first call for police service. This can occur even when the tenant did nothing wrong and was the victim of a crime. Even when nuisance ordinances do not explicitly require eviction, landlords resort to eviction nonetheless in order to protect their business and income.¹

This bill would ensure the right of residents to get help from police and EMS by barring local 'nuisance laws' from penalizing landlords and tenants for solely summoning assistance.

Nuisance Laws are Discriminatory

Local nuisance laws often result in discriminatory outcomes for people of color, victims of domestic violence, LGBTQ+ individuals, and people with disabilities. These laws result in evictions of people who are either victims of crime or who are never charged with a crime.²

¹ "Silencing Women's Voices: Nuisance Property Laws and Battered Women." G. Arnold & M. Slusser, Journal of the American Bar Foundation (2015).

² "Guidance on Application of Fair Housing Act Standards to the Enforcement of Local Nuisance and Crime-Free Housing Ordinances Against Victims of Domestic Violence, Other Crime Victims, and Others Who Require Police or Emergency Services." U.S. Department of Housing and Urban Development (2016).

Nuisance laws have also perpetuated the legacy of racial segregation in housing³ and disproportionately harm people of color and people with disabilities.^{4,5}

Some local ordinances specifically define “excessive” calls for police or emergency services as nuisances, even when the tenant is a victim of domestic violence, stalking, or another crime that requires police, medical, or other emergency assistance.⁶ This deters the reporting of crime and places victims of crime in heightened danger, resulting in some victims being afraid to call for help for fear of eviction.¹ The existence of a nuisance ordinance can also deter landlords from renting to persons they believe will be a victim of crime, especially domestic violence victims.⁴

Local nuisance ordinances also violate a number of Constitutional and federal protections, thereby opening local governments and landlords to liability. A number of lawsuits have been successfully litigated against municipalities because of their enforcement of a nuisance ordinance.⁴

Even Maryland’s Office of Crime Control and Prevention lists “enforcing or promoting nuisance abatement ordinance, crime-free housing ordinances, or crime-free lease addenda” as an activity that has “been found to jeopardize victim safety, deter or prevent physical or emotional healing for victims [of domestic violence, sexual assault, or stalking], or allow offenders to escape responsibility for their actions.”⁷

Maryland in Context

In Maryland, nine municipalities and five counties have enacted nuisance laws. These local laws vary in terms of how they define a nuisance, but most are based on documented criminal activity, such as a police report or arrests.⁸ Very few of these laws are based on the number of calls for police service.⁹ However, among the jurisdictions with such laws, as few as two calls for police service within a month can be grounds for fining a property owner.

Local laws also vary in the types of calls for service that can be counted towards the designation of a nuisance property. In most Maryland jurisdictions, minor infractions such as littering, alcohol violations, and noise violations are sufficient grounds under local law to initiate penalties, which can result in the eviction of the tenant.

³ “Racial Exclusion Through Crime-Free Housing Ordinances.” Deborah Archer (2019).

⁴ “Silenced: How Nuisance Ordinances Punish Crime Victims in New York.” ACLU (2015).

⁵ “Unpolicing the Urban Poor: Consequences of Third-Party Policing for Inner-City Women.” Matthew Desmond & Nicol Valdez (2012).

⁶ “Victims’ Dilemma: 911 Calls Can Bring Eviction.” Erik Eckholm, New York Times (2013).

⁷ FY 2019 Services, Training, Officers, and Prosecutors Violence Against Women Formula (STOP VAWA) Grant Program: Notice of Funding Availability. <http://goccp.maryland.gov/wp-content/uploads/FY2019-VAWA-NOFA-1.pdf>

⁸ Anne Arundel (local law), Baltimore City, Baltimore County, Prince George’s County, Brunswick, College Park, Hampstead, Manchester, Union Bridge, and Westminster.

⁹ Anne Arundel (state law) and Harford Counties, Frederick, Hagerstown, and Smithsburg.

What This Bill Does

This bill would create safeguards for Marylanders in order to reform discriminatory local nuisance laws.

It would prohibit local governments from enacting nuisance laws that punish landlords and tenants for the summoning of police or emergency services, specifically using the number of calls for police or emergency service as part of their definition of a nuisance property. Examples of prohibited practices include fines against the landlord or loss of rental certificate, as well as the actual or threatened eviction of a tenant or termination of their lease. Nine other states have passed similar legislation.¹⁰

The bill would also prohibit a landlord from evicting or threatening to evict a tenant solely based on the summoning of police or emergency assistance. Additionally, HB 323 prohibits residential lease provisions that limit the ability of tenants to seek police or emergency assistance. Eleven other states plus the District of Columbia have passed laws to mandate protections in rental agreements that ensure tenants have the right to call for emergency services.¹¹

¹⁰ California, Illinois, Indiana, Iowa, Louisiana, Pennsylvania, Nevada, Utah, and Wisconsin.

¹¹ Arizona, Arkansas, California, Colorado, Iowa, Louisiana, Minnesota, New York, South Dakota, Texas, and Utah.

HB 323_MNADV_FAV_JPR.pdf

Uploaded by: Melanie Shapiro

Position: FAV



BILL NO: House Bill 323
TITLE: Real Property - Limitations on Summoning Law Enforcement or
Emergency Services – Prohibition
COMMITTEE: Judicial Proceedings
HEARING DATE: March 29, 2022
POSITION: **SUPPORT**

The Maryland Network Against Domestic Violence (MNADV) is the state domestic violence coalition that brings together victim service providers, allied professionals, and concerned individuals for the common purpose of reducing intimate partner and family violence and its harmful effects on our citizens. **MNADV urges the Senate Judicial Proceedings Committee to issue a favorable report on HB 323.**

House Bill 323 prohibits a landlord from using a lease or form of lease that contains provisions that limits a tenant's ability to summons police. It further prevents a landlord from penalizing or taking retaliatory action against a tenant or another individual solely for summoning the assistance of law enforcement or emergency services. HB 323 also prohibits a local jurisdiction from enacting laws or ordinances known as nuisance laws, that establishes a threshold of requests to summons law enforcement or emergency services or penalizes for summoning law enforcement or emergency services.

Nuisance laws negatively impact victims of domestic violence. These laws both deter victims from contacting police if they need protection or their assistance and cause homelessness or housing instability. Victims of domestic violence already experience housing obstacles with 38% of victims of domestic violence experiencing homelessness at some point in their lives.¹ One of the many reasons that a victim may not leave an abusive situation is due to their lack of economic security and inability to obtain safe and affordable housing. In addition, an abuser can use the nuisance laws to threaten a victim into silence by stating that they will be evicted or fined if they call the police.

The Fair Housing Act and Violence Against Women Act both extend housing protections to victims of domestic violence. Nuisance laws undermine those protections by subjecting victims to

¹ Charlene K. Baker, Cook, Sarah L., Norris, Fran H., "Domestic Violence and Housing Problems: A Contextual Analysis of Women's Help-seeking, Received Informal Support, and Formal System Response," Violence Against Women 9, no. 7 (2003): 754-783.



eviction or fines for contacting law enforcement. Concerns have been raised nationally regarding the application and use of these laws on already marginalized communities due to the selective enforcement of the nuisance laws.

For the above stated reasons, the **Maryland Network Against Domestic Violence** urges a **favorable report on HB 323**.

For further information contact Melanie Shapiro • Public Policy Director • 301-852-3930 • mshapiro@mnadv.org

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HB 323X_realtors_fav.pdf

Uploaded by: William Castelli

Position: FAV



House Bill 323 – Real Property – Limitations on Summoning Law Enforcement or Emergency Services - Prohibition

Position: Favorable

Maryland REALTORS® support HB 323 which seeks to prohibit local laws that limit the ability of a tenant to summon emergency services like law enforcement.

Maryland REALTORS® have property managers and landlords that are familiar with local laws like the Hagerstown ordinance which penalizes property owners when a tenant calls for emergency services multiple times. The Hagerstown law has different triggers depending upon the number of units in the rental building but can be as few as 2-3 complaints in a single year. If a property is considered a nuisance, the owner of the property may be fined hundreds of dollars.

While the intent of these laws is to deter individuals who abuse local emergency services for non-emergency situations, there are many reasons that an individual may call emergency services multiple times in a single year for actual emergencies. A tenant, for example, may have an abusive, former partner that visits despite the tenant's direction or the tenant may have a chronic health condition which triggers emergency services.

HB 323 was further amended and narrowed by the House to ensure that its application would target those conditions outside of the tenant and landlord's control but clarify that parking complaints, excessive noise complaints and the habitability of the property are not such conditions.

For these reasons, the Maryland REALTORS® encourage a favorable report.

For more information contact bill.castelli@mdrealtor.org