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*The Maryland House of Delegates*  
ANNAPOLIS, MARYLAND 21401

**Sponsor Testimony on House Bill 918**  
**Montgomery County - Landlord and Tenant - Tenant Access to Cable**  
**Television Systems and Equipment (Broadband Equity)**  
**March 31, 2022**

HB918 is intended to benefit Montgomery County renters by ensuring equitable access to multiple wired broadband providers.

Most Montgomery County residents who live in single family homes or townhomes are fortunate to have access to two or even three wired broadband providers. But tens of thousands of apartment dwellers receive inferior service and are paying higher prices because their landlord has cut a deal limiting them to a single broadband provider.

HB918 addresses this problem by guaranteeing tenants a right to access to all franchisees (who are also broadband providers). It is modeled after legislation that has been on the books in the District of Columbia for over 20 years. Other jurisdictions that have addressed this issue include Anne Arundel County, San Francisco, Oakland and New York.

The advantage of enacting this policy in state law instead of County law is that only a state law would cover the entire County, including municipalities. The Montgomery County House Delegation voted unanimously in favor and we await a vote in the Senate Delegation.

The issue of broadband equity was highlighted in [President Biden's July 9, 2021 executive order](#). It was also the subject of a [Wired Magazine](#) article.

The [FCC recently ruled on this issue](#), cracking down on anti-competitive landlord practices. HB918 is still needed because the FCC order could be overturned in court or reversed in the future after a change in administration.

I ask for your favorable report.

Partial List of Apartment Buildings in District 20 Lacking Broadband Competition

Customer Last Name	Street No	Street Name	City	Unit Cc	Master	ownershi	note
WHITE OAK TOWERS	11700	OLD COLUMBIA PK	SILVER SPRING	410	410	apartment	Unable to reach local office
FAIRLAND GARDENS APARTMNT	12301-13	TREETOP DR	SILVER SPRING	400	400	apartment	Bad phone number
OAK HILL APTS	11411	OLD COLUMBIA PK	SILVER SPRING	275	275	apartment	
MONTG PAINT BRANCH APTS	11503-56	FEBRUARY CIR	SILVER SPRING	243	243	apartment	Unable to find telephone
AHC WOODLEAF LLC	1500-36	HEATHER HOLLOW CIR	SILVER SPRING	228	228	apartment	The Birches apartments
MONG. WHITE OAKS APTS.	11500-50	LOCKWOOD DR	SILVER SPRING	210	210	apartment	left msg; 7/28/21
MONTG WHITE OAK APTS	11510-50	STEWART LN	SILVER SPRING	194	194	apartment	Duplicate; left msg
MONTG WHITE OAK APTS	11400-58	STEWART LN	SILVER SPRING	188	188	apartment	Duplicate
YORKSHIRE APARTMENTS	11401-17	JULY DR	SILVER SPRING	100	100	apartment	lft msg 8/2
NORTHWEST PARK APTS	224	SOUTHAMPTON DR	SILVER SPRING	54	54	apartment	Answering Service

Partial List of Apartment Buildings in District 16 Lacking Broadband Competition

Customer Last Name	Street No	Street Name	City	Unit Cc	Master	ownershi	note
423001 FOREST CITY, MS #9	5801	NICHOLSON LN	ROCKVILLE	546	546	apartment	The Grand; lft msg
THE RESIDENT AT WISCONSIN PLACE	4440	WILLARD AVE	CHEVY CHASE	411	411	apartment	VM
SUMNER HIGHLANDS APTS	4507-25	SANGAMORE RD	BETHESDA	125	125	apartment	Doesn't accept msgs

Partial List of Apartment Buildings in District 16 Lacking Broadband Competition

Customer Last Name	Street No	Street Name	City	Unit Cc	Master	ownershi	note
HOME PROPERTIES, LP	14100	WEeping WILLOW DR	SILVER SPRING	604	604	apartment	Cinnamon Run
CRYSTAL SPRINGS	14201-31	GEORGIA AVE	SILVER SPRING	413	413	apartment	
GLENMONT FOREST APTS	00	GEORGIA AVE	SILVER SPRING	382	382	apartment	2386 Glenmont Cir
WINEXBURG MANOR APT	2201-2319	GLENALLAN AVE	SILVER SPRING	311	311	apartment	
HOME PROPERTIES, LP	3600-26	PEARTREE CT	SILVER SPRING	240	240	apartment	
HOME PROPERTIES, LP	14200-29	PEARTREE LN	SILVER SPRING	233	233	apartment	
WINEXBURG MANOR APTS	2001-25	RANDOLPH RD	SILVER SPRING	216	216	apartment	
STRATHMORE HOUSE	2920-3068	BEL PRE RD	SILVER SPRING	211	211	apartment	left msg; 7/28/21
ASPEN HILL APTS	13515-43	GEORGIA AVE	SILVER SPRING	202	202	apartment	May try DirecTV or get
MONTGOMERY TRACE APTS JV LLC	14110-40	GRAND PRE RD	SILVER SPRING	192	192	apartment	No Answer
MILL CREEK GARDEN APT	17650-54	AMITY DR	GAITHERSBURG	148	148	apartment	Busy Signal