



OFFICE OF THE COUNTY EXECUTIVE

Marc Elrich
County Executive

February 23, 2022

TO: The Honorable William C. Smith, Jr.
Chair, Judicial Proceedings Committee

FROM: Marc Elrich
County Executive

RE: SB 592, Landlord and Tenant – Right to Redemption of Leased Premises – Form of Payment, Support

Senate Bill 592 adds an electronic or written check issued by a political subdivision or on behalf of a government entity as a form of payment that can be tendered to a landlord in an action of summary ejectment for failure to pay rent by a tenant or resident exercising the right of redemption of a leased premises.

Current law specifies that all past due amounts and court-awarded costs and fees can be tendered to a landlord via cash, certified check, or money order. By adding electronic or written check issued by a political subdivision or on behalf of a government entity to the forms of payment, landlords cannot refuse a check issued by a political subdivision or on behalf of a government entity solely because it is not one of the forms of payment listed in statute. Senate Bill 592 closes this loophole by expressly indicating that payments made by government entities, such as rental assistance payments, can satisfy a tenant's obligation when exercising the right to redemption.

Montgomery County Government has encountered instances of landlords refusing to accept payment issued by the County's rental assistance program by citing that the county-issued payment on behalf of a tenant is not an accepted form of payment under the law. I respectfully urge the committee to issue a favorable report on Senate Bill 592 to make this commonsense addition to the forms of payment that can satisfy a tenant's obligations when exercising the right of redemption.