



**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.

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