



House Bill 551

Committee: Judicial Proceedings
Date: March 31, 2022
Position: Favorable with Amendments

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.

As amended, House Bill 551(HB 551) requires 90 days of notice of a rent increase of more than 4% for leases of at least one year. MMHA respectfully requests that HB 551 be amended to provide 60 days of notice for rent increases in leases of at least one year.

MMHA is unsure of where 4% was derived and considers the number to be arbitrary. MMHA respectfully requests that the 4% number be stricken from the bill. Further, 90 days of notice at 4% would require a housing provider to predict market trends and render housing providers unable to account for increased expenses more than 3 months in advance. As such, MMHA believes that a 60-day notice of any rent increase for a lease of at least one year is a reasonable alternative to the current text of HB 551.

Amendment:

On page 4, line 15, strike "90" and insert "60."

On page 4, beginning on line 15, strike "by more than 4%."

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