



Senate Bill 521 – Landlord and Tenant – Access to Counsel in Evictions Special Fund – Mandatory Appropriation

Position: Favorable

The Maryland REALTORS® supports SB 521 which would mandate an appropriation in the budget equal to the amount of federal rental assistance money that may be used for legal representation.

The REALTORS® have opposed other access to counsel legislation because those bills both increase the costs of the eviction surcharge and make it unrecoverable. This legislation identifies a portion of the federal rental assistance money for these purposes and mandates its use for access to counsel. It is also important to note, that some lower-income owners of real property who are not represented by our members or others, could also use help before the courts. Like some tenants, these Marylanders can also be intimidated by the court process and may not be able to represent themselves in a competent way.

The Maryland REALTORS® recommends a favorable report.

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