

March 2, 2022

The Honorable Luke H. Clippinger
House Judiciary Committee
House Office Building, Room 101
6 Bladen St., Annapolis, MD 21401

RE: HB 1309 Landlord and Tenant – Repossession for Failure to Pay Rent – Procedures

Dear Chairman Smith:

The Maryland Building Industry Association, representing 100,000 employees statewide, appreciates the opportunity to participate in the discussion surrounding **HB 1309 Landlord and Tenant – Repossession for Failure to Pay Rent – Procedures**. MBIA **Opposes** the Act in its current version.

This bill would institute new requirements for the notifications of a tenant by a landlord that they are re-possessing the property. MBIA respectfully opposes this measure. The information that is required to be provided by landlords institutes a waiting period of a minimum of 7 and a maximum of 14 days after the court has already ruled in their favor because the letter must be sent by mail or directly posted at least 7 days prior to taking repossession. Landlords are already required to inform tenants before re-possession and this bill would make the requirements more difficult to meet, making it more difficult for landlord to exercise their right of repossession. The conclusion of a court case and presumably the notification that one is proceeding and the knowledge of its loss should be plenty of notice to a tenant.

For these reasons, MBIA respectfully requests the Committee give this measure an unfavorable report. Thank you for your consideration.

For more information about this position, please contact Lori Graf at 410-800-7327 or lgraf@marylandbuilders.org.

cc: Members of the House Judiciary Committee