



MARYLAND
Association of
COUNTIES

House Bill 703

Real Property – Actions to Repossess – Judgment for Tenants and Proof of Rental Licensure

MACo Position: **SUPPORT**

Date: February 16, 2022

To: Judiciary Committee

From: D'Paul Nibber

The Maryland Association of Counties (MACo) **SUPPORTS** HB 703. This bill would, among other provisions, require a landlord to comply with a county's licensing scheme for the operation of residential rental properties prior to filing for repossession of a property.

Licensing schemes for rental properties are a means for governments to ensure proper code and zoning compliance for the welfare of their communities, as well as maintain a proper record of housing needs within their jurisdiction. Allowing a complaint for repossession of a property to proceed without compliance with these licensing schemes completely undermines their validity. It would permit landlords to continue the illegal operation of residential rental properties by retaining the necessary tools of eviction and continued collection of rent by threat of eviction.

HB 703 would prevent courts from potentially undermining counties seeking to protect, and reflect the will of, our shared constituents. For this reason, MACo **SUPPORTS** HB 703 and urges a **FAVORABLE** report.