

February 7, 2023

The Honorable Kumar P. Barve  
Environment & Transportation Committee  
House Office Building, Room 251,  
6 Bladen St., Annapolis, MD, 21401

**RE: HB 151 Real Property - Residential Leases - Rent Increase Restrictions**

Dear Chairman Barve:

The Maryland Building Industry Association, representing 100,000 employees statewide, appreciates the The Maryland Building Industry Association, representing 100,000 employees statewide, appreciates the opportunity to participate in the discussion surrounding **HB 151 Real Property - Residential Leases - Rent Increase Restrictions**. MBIA **Opposes** the Act in its current version.

This bill would require a 3 month notice period for raising rents by more than 4% in a given month. MBIA respectfully opposes this measure in its current version. This bill incentivizes small steady rent increases to avoid the notification requirements which could ultimately harm renters as landlords raise rents month to month in order to avoid tenant issues that will arise from a 90-day notification.

This bill also opens the land lords up to lawsuits and legal proceedings designed to stall rent increases from tenants acting in bad faith. Any challenge to a rent increase should come through the existing impartial legal process and not based on notification technicalities. The notification period also acts as a de-facto wait period for rent increases forcing landlords into a position where they cannot respond to market changes as rent prices or costs fluctuate. The inability to respond to these changes as they arise will force landlords to have greater up front costs further pricing tenants out of the rental market.

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](mailto:lgraf@marylandbuilders.org).

cc: Members of the House Environment & Transportation Committee