



Bill No: House Bill 151 – Real Property – Residential Leases – Notification of Rent Increases

Committee: Environment and Transportation Committee

Date: February 7, 2023

Position: Unfavorable

The Apartment and Office Building Association of Metropolitan Washington (AOBA) represents members that own or manage more than 23 million square feet of commercial office space and 133,000 apartment rental units in Montgomery and Prince George’s Counties.

This bill requires housing providers to notify a tenant at least 120 days prior to an increase in rent of 4% or more. AOBA members believe that this bill creates an administrative burden because it requires different lease notification periods for different renewal rates. AOBA members are already required to comply with a variety of lease notification requirements across multiple jurisdictions. Any statewide lease notification requirement should be uniform regardless of the renewal rate.

In addition, AOBA members are concerned that the 120-day provision is unnecessarily long. In today’s housing market, units rarely stay vacant longer than 30 – 60 days. Therefore, tenants are unlikely to find a housing provider willing to hold a unit for 90 – 120 days. AOBA members believe that 60 days should be sufficient notice should a tenant decide to find new housing instead of renewing their lease at a higher rate.

For these reasons, AOBA urges an unfavorable report on HB 151. For further information, contact Brian Anleu, AOBA Vice President of Government Affairs for Maryland at (240)381-0494 or banleu@aoba-metro.org.