

DATE: February 7, 2023

BILL NO.: House Bill 151

COMMITTEE: House Committee on Environment and Transportation

TITLE: Real Property - Residential Leases - Notification of Rent Increases

SPONSORS: Del. Melissa Wells

Letter of Support

Description of Bill:

House Bill 151 would require landlords to provide written or emailed notice to tenants at least 120 days before any rent increase of more than 4%.

Background and Analysis:

As we emerge from the COVID-19 pandemic, recent inflationary pressures have created significant hardship for households across the country. In particular, the cost of housing has been driven up by limited supply, higher costs for labor and materials, and rising interest rates that increase to cost of access to capital. This bill would give Maryland renters a bit of certainty in these challenging times by providing them advanced notice of a change in their rent.

Conclusion

House Bill 151 will empower renters to make informed decisions about their housing situations with enough time to seriously consider alternative dwelling options. Further, this legislation accomplishes this without placing a major burden on landlords. We understand that when this bill was considered in a previous session, the committee engaged in deliberations over the length of the required notice. We would respect the will of the committee in that regard. Given the Moore Administration's commitment to ensuring housing stability in communities across the state, the Department fully supports this legislation.