



Committee: Environment and Transportation

Bill: House Bill 151- Real Property - Residential Leases - Notification of Rent Increases

Date: February 7, 2023

Position: Favorable with Amendments

This testimony is offered on behalf of the Maryland Multi-Housing Association (MMHA). MMHA is a professional trade association established in 1996, whose members consist of owners and managers of more than 210,000 rental housing homes in over 958 apartment communities. Our members house over 538,000 residents of the State of Maryland. MMHA also represents over 250 associate member companies who supply goods and services to the multi-housing industry.

As amended, House Bill 151(HB 151) requires 120 days of notice of a rent increase of more than 4% for leases of at least one year. MMHA respectfully requests that HB 151 be amended to provide 60 days of notice for rent increases in leases of at least one year.

The justification for the 4% threshold is unknown and seems to be arbitrary. MMHA requests that the 4% threshold be removed. Moreover, 120 days of notice at 4% is insufficient for housing providers to adapt to potential changes in the market. As such, MMHA believes that a 60-day notice of any rent increase, for a lease of at least one year, is a reasonable alternative to the current text of HB 151.

Amendment:

On page 1, line 18, strike "120" and insert "60."

On page 1, beginning on line 18, strike "by more than 4%."

For more information, please contact Lauren C. Graziano, Senior Government Affairs Manager, 518.522.3529