

---

Steven Randol, Chair  
Aimee Winegar, CMCA, LSM, PCAM, Vice Chair  
Vicki Caine, Secretary

Marie Fowler, PCAM, Treasurer  
Charlene Morazzani Hood, PCAM, MS,  
Asst. Treasurer

Hillary A. Collins, Esq., Member  
Igor Conev, CMCA, AMS, PCAM, CIRMS, Member  
Steve Dunn, Esq., Member  
Cynthia Hitt Kent, Esq., Member  
Judyann Lee, Esq., Member  
Barbara Leonard, Member

Brenda Wakefield, CMCA, AMS, Member  
Susan Saltsman, CMCA, AMS, Member  
Scott J. Silverman, Esq., Member  
John Taylor, Member  
Tricia A. Walsh, CISR, Member

---

Julie Dymowski, Esq. Member Emeritus  
Kathleen M. Elmore, Esq. Member Emeritus

Chris Majerle, PCAM, Member Emeritus  
Robin Manougian, CIRMS, Member Emeritus

February 3, 2023

Del Kumar Barvee  
[AA\\_ENT@mlis.state.md.us](mailto:AA_ENT@mlis.state.md.us)  
364 House Office Building Rm 251  
Annapolis, MD 21401

**RE: HB151**  
**Residential Leases – Notification of Rent Increases**  
**Position: Support with amendment**

Dear Del. Barve & members of the Environment & Transportation Committee:

The Community Associations Institute's Legislative Action Committee does not often take positions on landlord-tenant bills, yet our cooperative housing corporations are seen as landlords as are our condominiums and homeowners associations when they take a property through foreclosure. So, this bill does affect our associations.

While certain counties (Montgomery, for example) and municipalities have the power to enact stricter notice requirements, under current law State law, a tenant may be given only a 30-day notice of a rent increase of any amount. This has worked for many years, but we do accept that such a notice leaves tenants with the burdensome alternatives of reluctantly accepting the higher rent or scurrying to seek alternative housing. We can accept that an increased notice period is reasonable.

What we cannot accept and do not support is a 120-day notice. This is onerous and unnecessary. Some of our members are both community managers and rental property managers. We submit that, if a tenant came to us seeking to secure a rental, but to not take occupancy for 120 days, none of us would find that acceptable. Thus, there is no benefit to the tenant to having such a lengthy period. Meanwhile, market conditions warrant a rent increase and our associations are unable to obtain market rent.

For these reasons, we will offer our support for a change, but only if the bill is amended to require a 60-day notice before rent is increased by more than 4%. We are available to answer any questions the Committee Members may have. Please do not hesitate to contact Lisa Harris Jones, CAI MD-LAC lobbyist, at 410-366-1500 or by email at [lisa.jones@mdlobbyist.com](mailto:lisa.jones@mdlobbyist.com) or Steve Randol, CAI MD-LAC Chair, by email at [srandol@pineyorchard.com](mailto:srandol@pineyorchard.com) or Chris Majerle, PCAM at 240-387-4742 or by email at [cmajerle@AccessMMI.com](mailto:cmajerle@AccessMMI.com).

Sincerely,

*Chris Majerle*

Chris Majerle, PCAM

*Steven Randol*

Chair, CAI MD-LAC

CAI is a national organization dedicated to fostering vibrant, competent, harmonious community associations for more than thirty years. Its members include community association volunteer leaders, professional managers, community management firms, and other professionals and companies that provide products and services to common interest associations. As part of its mission, CAI advocates for legislative and regulatory policies that support responsible governance and effective management. As part of this purpose state Legislative Action Committees represent CAI members before state legislatures and agencies on issues such as governance, assessments collection, insurance and construction defects.

**Maryland Legislative Action Committee  
Post Office Box 6636  
Annapolis, Maryland 21401**