



March 27, 2023

Senator Willam C. Smith, Chair
Judicial Proceedings Committee
2 East Miller Senate Office Building
11 Bladen Street
Annapolis, MD 21401

Dear Chairman Smith and Members of the Committee:

The Legislative Black Caucus of Maryland offers strong **favorable** support for House Bill 151 - Real Property - Residential Leases - Notification of Rent Increases. **This bill is on the 2023 legislative priority agenda of the Black Caucus.**

This bill requires landlords to notify tenants, by means of e-mail or writing, prior to increasing their rent. Notification must be carried out at least 90 days before said increase and will apply only to a residential lease for a term of at least one year.

A reasonable period of notice prior to rent increase is a necessary protection for tenants across the State of Maryland. In a time where the cost of living continues to rise, it is crucially important that individuals and families are provided with requisite notice of rent increase. In receiving notice of a rent increase at least 90 days prior to its effective date, Marylanders are afforded time and opportunity to plan, adjust, and make changes. This bill will establish that protection by adjusting the amount of time in which landlords are required to provide due notice to their tenants—furthering efforts that bolster security, project financial impact, and abate hardship and homelessness for constituents throughout Maryland. For these reasons, the Legislative Black Caucus of Maryland supports House Bill 151.

Legislative Black Caucus of Maryland