



**Bill No:** SB 450— Real Property - Limitations on Summoning Law Enforcement or Emergency Services - Prohibition

**Committee:** Judicial Proceedings

**Date:** 02/15/2023

**Position:** Favorable

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.

Senate Bill 450 would prohibit a housing provider from using a lease or lease that contains a provision that restricts, limits, or penalizes a resident or another individual for reasonably summoning the assistance of law enforcement. The bill would also prohibit local governments from establishing a threshold of requests to summon law enforcement or emergency services on a residential property.

AOBA supports the intent of this legislation to prevent residents from being deterred from accessing law enforcement and emergency services. This bill seeks to protect residents who utilize law enforcement services responsibly during an emergency and prevent housing providers from being penalized for the action.

**For these reasons, AOBA requests a favorable report on SB 450.** For further information, contact Ryan Washington, AOBA’s Government Affairs Manager, at 202-770-7713 or email [rwashington@aoba-metro.org](mailto:rwashington@aoba-metro.org).