



Senate Bill 450 – Real Property – Limitations on Summoning Law Enforcement or Emergency Services - Prohibition

Position: Favorable

Maryland REALTORS® support SB 450 which seeks to prohibit local laws that limit the ability of a tenant to summon emergency services like law enforcement. SB 450 reflects the same language included in HB 213 as passed by the Judiciary Committee.

Maryland REALTORS® have property managers and landlords that are familiar with local laws like Hagerstown which penalizes property owners when a tenant calls for emergency services more than 2-3 times per unit or capped at up to 6 complaints for a unit in an apartment complex of more than 24 units. If a property is considered a nuisance, the owner of the property may be fined hundreds of dollars.

While the intent of these laws is to deter individuals who abuse local emergency services for non-emergency situations, there are many reasons that an individual may call emergency services multiple times. If a tenant, for example, has an abusive, former partner that visits despite the tenant's resistance. In cases like this, the victim and their landlord should not be further victimized by such a law that penalizes them for circumstances outside of their control.

SB 450 will ensure that tenants are not disincentivized to call emergency services when needed and landlords won't be fined indiscriminately.

For these reasons, the Maryland REALTORS® encourage a favorable report.

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