

SHANEKA HENSON  
Legislative District 30A  
Anne Arundel County

Appropriations Committee



The Maryland House of Delegates  
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THE MARYLAND HOUSE OF DELEGATES  
ANNAPOLIS, MARYLAND 21401

February 28, 2023

Chair Vanessa E. Atterbeary  
Vice Chair Jheanelle K. Wilkins  
House Office Building  
Annapolis, Maryland 21401

Members of the Ways and Means Committee:

The impact of mold exposure has been linked to upper respiratory tract symptoms, coughing, wheezing, and the development or exacerbation of asthma. The risks of mold are even higher for children, the elderly, and the immunocompromised. And yet, no protections exist in Maryland state law to ensure that rental housing is free from mold. HB965 is part of a set of three bills that promote healthier and safer living environments for residential renters across our state by creating uniform standards for mold assessment and remediation, provisions to provide tenants relief through the State's rent escrow statute, and a tax credit to offset the cost to property owners wishing to provide healthy housing.

HB965 specifically creates a tax incentive for landlords who remediate mold in rental housing. With this bill the property owner/taxpayer is eligible for a credit for the lesser of actual costs incurred or \$10,000. Remediation includes removing, cleaning, sanitizing, demolishing or any other treatment performed to address the mold hazard as well as costs incurred for the abatement of the underlying cause of mold. Tax certificates are capped at \$600K for a taxable year.

This bill is supported by a wide range of advocates from tenant organizations to property owners. It helps to ensure that all Marylanders are protected from this dangerous hazard and that safe and healthy housing is accessible to everyone.

Thank you for your consideration and I urge a favorable report on HB965.

Sincerely,

A handwritten signature in black ink, appearing to read 'Shaneka Henson'.

Delegate Shaneka Henson