

February 23, 2024

The Honorable Marc Korman  
Chairman, House Environment & Transportation Committee  
Room 251, House Office Building  
Annapolis, Maryland 21401

**RE: MBIA Letter of Opposition HB 1114 Real Property – Landlord and Tenant – Procedures for Failure to Pay Rent, Breach of Lease, and Tenant Holding Over**

Dear Chairman Korman,

The Maryland Building Industry Association, representing 100,000 employees statewide, appreciates the opportunity to participate in the discussion surrounding **HB 1114 Real Property – Landlord and Tenant – Procedures for Failure to Pay Rent, Breach of Lease, and Tenant Holding Over**. MBIA **opposes** the Act in its current version.

This bill adds requirements for landlords to provide tenants with a 14-day advance notice before the scheduled repossession of items following the issuance of a court-ordered warrant of restitution. Landlords will then be required to store the tenants unclaimed property for 10 days at no cost. MBIA opposes this measure. In Maryland, a warrant of restitution currently allows landlords to vacate a tenant within 4 days of receiving the warrant. The notification requirement essentially pushes this to 14 days forcing the landlord to continue to maintain responsibility for a tenant in arrears and lose the time that is required to make the unit possible to put back on the market. In addition, eviction proceedings already carry a substantial time burden which means tenants will have ample opportunity to look for new living accommodations. It is unfair to burden the landlord with a further retention of a tenant that has already been recognized as not fulfilling their contractual duties.

For these reasons, MBIA respectfully urges the Committee to give this measure **an unfavorable** report. Thank you for your consideration.

For more information about this position, please contact Lori Graf at 410-800-7327 or [lgraf@marylandbuilders.org](mailto:lgraf@marylandbuilders.org).

cc: Members of the House Environment & Transportation Committee