



House Bill 1274

Committee: Environment and Transportation
Date: March 2, 2024
Position: Unfavorable

This testimony is offered on behalf of the Maryland Multi-Housing Association (MMHA). MMHA is a professional trade association established in 1996, whose members consist of owners and managers of more than 210,000 rental properties that house more than 600,000 residents of the State of Maryland. MMHA also represents over 250 associate member companies who supply goods and services to the multi-housing industry.

House Bill 1274 (“HB 1274”) unnecessarily places additional evidentiary requirements on property owners in District Court. Under current law, Maryland requires property owners to provide residents with a 10-day notice prior to filing an action in rent court, one of the longest statutory grace periods for unpaid rent in the country. Additionally, Maryland requires property owners that subsequently file an action in rent court to include a statement that states and affirms that the required notice was provided. Finally, Maryland provides residents with free attorneys, and a resident may challenge any assertions made by the landlord related to the written notice and the court may dismiss the complaint on a showing of sufficient cause.

HB 1274 creates a duplicative and unnecessary evidentiary requirement on property owners in District Court. For this reason, MMHA requests an unfavorable report on HB 1274.