



**Bill Title:** House Bill 402, Real Property - Nuisance and Breach of Lease Actions  
- Rodent Harborage

**Committee:** Environment & Transportation

**Date:** February 13, 2024

**Position:** Favorable

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 housing homes in over 958 apartment communities. Our members house over 538,000 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 402 authorizes an individual to bring a nuisance action for damages caused by rodent harborage on non-agriculture real property against certain individuals and permits a landlord to bring a breach of lease action against a tenant for behavior that causes or contributes to rodent harborage. The court may award compensatory damages, punitive damages, or injunctive relief to a prevailing party.

Residential housing providers work hard to provide safe, habitable, and quality housing, certainly free of rodent harborage. MMHA members spend exhaustive funds and resources on the latest federal and state approved processes to eradicate rodents. Yet, this continues to be an ongoing challenge in some communities. Subjecting the responsible party to a breach of lease action along with compensatory and punitive damages for conduct that causes or contributes to rodent harborage ensures appropriate accountability.

For these reasons, we respectfully request a favorable report on House Bill 402.

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