



Wes Moore, Governor · Aruna Miller, Lt. Governor · Laura Herrera Scott, M.D., M.P.H., Secretary

Board of Professional Counselors & Therapists  
4201 Patterson Avenue  
Baltimore, MD 21215

January 30, 2024

The Honorable William C. Smith, Jr.  
Chair, Judicial Proceedings Committee  
2 East Miller Senate Office Building  
Annapolis, MD 21401-1991

**RE: SB 162– Landlord and Tenant-Termination of Residential Lease - Limitation of Liability for Rent – Letter of Concern**

Dear Chair Smith and committee members:

The Maryland Board of Professional Counselors and Therapists (the “Board”) is submitting this letter of concern for SB 162 – **Landlord and Tenant-Termination of Residential Lease -Limitation of Liability for Rent.**

The Board holds the belief that a written certification from a licensed mental health professional should not be used to determine liability in Landlord/Tenant disputes. The Board is concerned that the problematic nature of the proposed language of the bill is confusing and counterintuitive to the stated aims of the Bill. The Board believes that people who are disabled, and are working on getting a disability rating, or who have a mental health condition, should receive that determination of disability from a medical doctor or a disability specialist as determined by the Federal and State protocol guided by the Americans with Disabilities Act. The Board believes that opening this ability up to professional counselors and therapists will cause confusion, and possible misuse of this Bill and discrimination by landlords against persons with mental health conditions.

For these reasons, the Board respectfully requests an unfavorable vote on SB 162. If you would like to discuss this further, please contact Winnie Moore, Board Chair, at (240) 346-9712 or email [Winnie.moore@maryland.gov](mailto:Winnie.moore@maryland.gov).

Sincerely,

Chair, Board of Professional Counselors & Therapists

*The opinion of the Board expressed in this document does not necessarily reflect that of the Department of Health or the Administration.*