

January 30, 2024

The Honorable William C. Smith Jr.
Senate Judicial Proceedings Committee
Miller Senate Office Building,
2 East Wing 11 Bladen St.,
Annapolis, MD, 21401

RE: SB19- Support with Amendments- Failure to Pay Rent Proceedings- Prohibition on Rent Increases and Shielding of Court Records

Dear Chairman Smith:

The Maryland Building Industry Association, representing 100,000 employees statewide, appreciates the opportunity to participate in the discussion surrounding **Failure to Pay Rent Proceedings- Prohibition on Rent Increases and Shielding of Court Records**. **MBIA Supports with amendments.**

For these reasons, MBIA respectfully requests the Committee give this measure a **favorable** report with amendments. MBIA always has concerns when legislation will make housing more expensive and less attainable to Marylanders. Maryland needs to continue to work to be a State that is attainable and where people can afford to live. We currently have a housing shortage of at least 96,000 units. The State needs to ensure that we encourage new housing in order to increase supply and reduce costs for tenants and home buyers.

Under SB29, a landlord may not increase a tenant's rent solely because a judgment was entered against the tenant in a failure to pay rent action. Within 60 days after the final resolution of a failure to pay rent proceeding, the District Court must seal all court records relating to the proceeding if the proceeding did not result in a judgment of possession. On motion by a tenant, the District Court may seal all court records relating to a failure to pay rent proceeding that results in a judgment of possession if the tenant demonstrates by a preponderance of the evidence that the tenant exercised the right of redemption and at least 12 months have passed since the final resolution of the proceeding that the tenant seeks to seal or the district court determines that it is in the interest of justice that the court records relating to the failure to pay rent proceedings be sealed. The District Court is required to seal the court records within 30 days after granting the tenant's motion to seal

MBIA supports the amendments that are being proposed by the Maryland Multi Family Housing Association. These amendments are technical amendments and serve to clarify language in the bill. Thank you for your consideration.

For more information about this position, please contact Lori Graf at 410-800-7327 or lgraf@marylandbuilders.org.

cc: Members of the Senate Judicial Proceedings Committee