



JOHN A. OLSZEWSKI, JR.  
*County Executive*

JENNIFER AIOSA  
*Director of Government Affairs*

AMANDA KONTZ CARR  
*Legislative Officer*

WILLIAM J. THORNE  
*Legislative Associate*

**BILL NO.:**            **SB 644**

**TITLE:**                **Landlord and Tenant – Residential Leases and Holdover  
Tenancies – Local Just Cause Termination Provisions**

**SPONSOR:**           **Senator Muse**

**COMMITTEE:**       **Judicial Proceedings**

**POSITION:**          **SUPPORT**

**DATE:**                **February 16, 2024**

Baltimore County **SUPPORTS** Senate Bill 644 – Landlord and Tenant – Residential Leases and Holdover Tenancies – Local Just Cause Termination Provisions. This legislation would enable Counties to pass local legislation that would prevent landlords from terminating or failing to renew leases without just cause.

SB 644 outlines certain grounds for eviction and establishes just cause eviction protections. These types of protections have been put into place in a number of other States and jurisdictions, including New Jersey, New Hampshire, the City of Philadelphia, and the District of Columbia. Baltimore City passed local just cause legislation in 2021 but has not been able to implement due to preemption until the State provides such authority. The legislation does not require counties to enact local legislation, and allows those that do flexibility to define “just cause” in a manner that is appropriate for the jurisdiction. Establishing just cause locally will create an additional layer of protection for tenants from being unexpectedly displaced from their current housing. It is imperative that in the face of the current housing crisis the State of Maryland and County governments are collaborating in multiple ways to keep residents housed.

Accordingly, Baltimore County urges a FAVORABLE report on SB 644 from the Senate Judicial Proceedings committee. For more information, please contact Jenn Aiosa, Director of Government Affairs at [jaiosa@baltimorecountymd.gov](mailto:jaiosa@baltimorecountymd.gov).