



# Montgomery County

## Office of Intergovernmental Relations

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**ROCKVILLE: 240-777-6550**

**ANNAPOLIS: 240-777-8270**

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**SB 162**

**DATE: January 30, 2024**

**SPONSOR: Senator Waldstreicher**

**ASSIGNED TO: Judicial Proceedings**

**CONTACT PERSON: Leslie Frey**

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**POSITION: FAVORABLE WITH AMENDMENT (Department of Health and Human Services)**

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### **Landlord and Tenant - Termination of Residential Lease - Limitation of Liability for Rent**

Senate Bill 162 limits a tenant's liability for rent of a residential property to an amount not exceeding two months rent if a physician, counselor, therapist, or psychologist completes a form specifying that the tenant has an intellectual or developmental disability or a mental disorder and the tenant has vacated the property.

Montgomery County Department of Health and Human Services supports Senate Bill 162 as it extends financial protections for residents with developmental or intellectual disabilities or mental disorders, as assessed by appropriate professionals, to be consistent with those currently provided to persons with medical or physical conditions.

We respectfully request an amendment that would prohibit a public disclosure of a tenant's health information that may result from the submission of a certification by a physician, counselor, therapist, or psychologist to a landlord under the bill. We urge the committee to issue a favorable report with amendments that shield the health information of tenants while offering them the protections granted by the bill as introduced.