



Chair William C. Smith, Jr.
and Members, Judicial Proceedings Committee
2 East, Miller Senate Office Building
Annapolis, Maryland 21401

February 29, 2024

Dear Chair Smith and Members of the Judicial Proceedings Committee:

My name is Dan Reed and I serve as the Regional Policy Director for [Greater Greater Washington](#), a nonprofit that works to advance racial, economic, and environmental justice in land use, transportation, and housing throughout Greater Washington. **GGWash supports Senate Bill 481, the Renters' Rights and Stabilization Act**, which strengthens tenant protections at a time when many renters face rising housing costs and limited housing options.


As written, this bill would cap the security deposit required by a lease to one month's rent, making it easier for renters to access housing by reducing move-in costs. It would also ban evictions in extreme weather conditions and increase eviction filing fees, which creates a disincentive for landlords to file frivolous evictions while raising much-needed funds for rental assistance and legal aid. Additionally, the bill would create a new Office of Tenants' Rights that would publish a Maryland Tenants' Bill of Rights so that renters understand the protections afforded to them.

You will hear many times this session that Maryland has a housing shortage, and one consequence is that it's easier for landlords to take advantage of renters due to a lack of housing options. This bill would take several steps to ensure that Marylanders can find and keep stable, secure places to live. We urge the Judicial Proceedings Committee to give this bill a favorable report.

Sincerely,

A handwritten signature in black ink that reads 'Dan Reed'.

Dan Reed
Regional Policy Director

The Washington, DC region is great  and it can be greater.