



March 6, 2024

The Honorable Will Smith  
Chair, Senate Judicial Proceedings  
Committee  
Miller Senate Office Building – 2 East  
Annapolis, MD 21401

The Honorable Marc Korman  
Chair, House Environment and Transportation  
Committee  
House Office Building – Room 251  
Annapolis, MD 21401

**SUBJECT: Support for HB 477/SB 644 Landlord and Tenant – Residential Leases and  
Holdover Tenancies – Local Just Cause Termination Provisions**

Dear Chair Smith, Chair Korman, and Committee Members,

The Committee for Montgomery (CfM) apologizes for missing the deadline to submit written testimony on HB 477/SB 644 but wanted to express our support for this very important piece of legislation. CfM is a coalition of leaders representing a broad cross-section of Montgomery County business, labor, education, civic, arts, and community-based organizations advocating on issues of importance to Montgomery County and the State.

Without this bill, jurisdictions like Montgomery County face preemption challenges to enacting just cause eviction policies. HB 477/SB 644 simply provides Montgomery County and other counties across the state the authority to decide what's acceptable and when. It recognizes that local legislatures know how best to help their renters stay stably housed and able to contribute to the workforce and the economy.

CfM believes that preserving and strengthening Montgomery County's diverse and dynamic culture and its economic strength for Maryland merits the adoption of enabling legislation for local just cause eviction ordinances.

The Committee for Montgomery (CfM) urges a **FAVORABLE** report on HB 477/SB 644.

Sincerely yours,

DocuSigned by:  
*Shannon Babe Thomas*  
Shannon Babe Thomas  
Chair

DocuSigned by:  
*Kenneth Nelson*  
43B16C22D0FC4E2...  
Kenneth Nelson  
Issues Chair