



THE PRINCE GEORGE'S COUNTY GOVERNMENT

OFFICE OF THE COUNTY EXECUTIVE

BILL: House Bill 709: Landlord and Tenant - Residential Leases and Holdover Tenancies - Local Good Cause Termination (Good Cause Eviction)

SPONSORS: Delegates Jheanelle Wilkins, Allen, Charkoudian, Fair, Feldmark, Foley, D. Jones, J. Long, Martinez, Mireku-North, Palakovich Carr, Ruff, Ruth, Smith, Stewart, Terrasa, and Vogel

HEARING DATE: February 18, 2025 at 1:00PM

COMMITTEE: Environment and Transportation

CONTACT: Intergovernmental Affairs Office, 301-780-8411

POSITION:	SUPPORT
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The office of the Acting Prince George's County Executive urges **SUPPORT** of **House Bill 709: Landlord and Tenant - Residential Leases and Holdover Tenancies - Local Good Cause Termination (Good Cause Eviction)**, which would grant Maryland counties the authority to establish "Good Cause" limitations on lease non-renewals and holdover tenancy terminations. This legislation is critical to ensuring housing stability and economic security for Prince George's County families.

As outlined in the Prince George's County Economic Development Platform of 2021, this administration's vision is to foster a diverse, dynamic, and sustainable economy. However, meaningful economic growth is unattainable without addressing the challenges of housing affordability and stability. Stable housing is essential for a thriving workforce, strong local businesses, and healthy communities.

Currently, Maryland is a "no cause" state, meaning landlords can choose not to renew a lease without providing any reason. As a result, individuals and families - many of whom are working professionals, parents, and seniors - face the ongoing threat of displacement, even when they comply fully with their lease terms. The financial and emotional toll of such instability is significant, leading to increased household costs, disrupted education for children, longer commutes, and barriers to securing future housing.

As presented, this proposal offers a simple, balanced solution. It does not prevent landlords from removing tenants for legitimate reasons such as non-payment, lease violations, or property damage. Rather, it ensures that when a lease is not renewed, there is a clear, stated reason - providing renters with greater security and preventing arbitrary displacements. This approach promotes fairness while streamlining court processes and reducing unnecessary eviction filings.

Importantly, this bill does not impose a one-size-fits-all mandate. It simply empowers local jurisdictions to adopt Good Cause protections based on their community's needs. Providing counties with this flexibility is essential for addressing local housing challenges effectively.

For the reasons stated above, the Office of the Prince George's County Executive **SUPPORTS HB 709** and requests a **FAVORABLE** report.