

Regional Management Inc.

House Bill 911

Committee: Environment and Transportation

Bill: House Bill 911 – Landlord and Tenant – Landlord and Tenant - Family Child Care Homes

Date: February 14, 2025

Position: Unfavorable

Regional Management, Inc (RMI) is a property management company which has, for over 60 years, managed over 5,000 units of affordable, market rate, residential properties in Baltimore City and County. RMI is a founding member of the Maryland Multi Housing Association.

At least 65 percent of RMI's portfolio consists of garden apartment units that are studio, one and two bedroom and duplex units. While there are some 3 bedroom garden style units they are very scarce. The other 35 percent of our portfolio consists of 3 bedroom townhomes.

All of these homes were built to accommodate families, students and working tenants. We have resisted the idea of tenants utilizing their homes as businesses, not only because of the liability for both the tenant and the landlord, but also because none of these areas were ever intended to be anything other than residential HOMES.

If this well intentioned bill were to pass, RMI would not be able to guarantee the quiet enjoyment of **all** of its residents. Further, it sets RMI up for having to need another type of license just for this kind of business and for being potentially required to add to or alter our current units to accommodate this use for which none of these apartment and townhouse homes were ever built for.

The bill also puts RMI and other Landlords in an untenable position of responsibility not only for their tenants but also for the children of non-tenants. This is not what the lease agreement between the Landlord and the Tenant has ever been intended for. Likewise, although these complexes may have some "green" areas, none of them were ever intended to be a public park, playground or other type of recreational area, other than for the tenants that reside in them. To now suggest that a landlord must be concerned about other persons who are not their tenants, adds an unheard of dimension to what has been a contractual relationship with our customers for over 60 years.

While I understand the good intention of this bill, RMI respectfully OPPOSES it and asks for an unfavorable report.

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