

February 28, 2025

The Honorable Marc Korman
Environment & Transportation Committee
House Office Building, Room 251,
6 Bladen St., Annapolis, MD, 21401

RE: MBIA Letter of Opposition HB1177 Landlord and Tenant - Tenant Repair and Maintenance Complaint Hotline - Establishment

Dear Chairman Korman:

The Maryland Building Industry Association, representing 100,000 employees statewide, appreciates the opportunity to participate in the discussion surrounding **HB1177 Landlord and Tenant - Tenant Repair and Maintenance Complaint Hotline - Establishment**. MBIA **opposes** the Act in its current version.

HB1177 requires the Maryland Attorney General to establish a toll-free hotline allowing tenants to anonymously report complaints about repairs and maintenance issues in residential properties, including those owned by federal, state, or local governments. After reviewing a complaint, the Attorney General's Office may refer tenants to legal services, report violations to local code enforcement, or take legal action to recover damages or seek equitable relief for the tenant. The bill also mandates that from 2026 to 2030, the Attorney General's Office must submit annual reports to the Senate Judicial Proceedings Committee and the House Environment and Transportation Committee, detailing the hotline's usage.

The industry appreciates the intent of this bill, as it allows for an additional remedy for tenants to utilize should they get to the point where a landlord or property manager is not assisting. However, the lack of protocol or process is an issue, as in tenants may be inclined to bypass informing landlords or property managers of the issue and reporting it through the hotline. The bill is going to require funding to establish and staff a hotline within the Attorney General's Office. Again we support the intent to expand options for issues to be addressed but the lack of process in the proposal is something we cannot support.

For these reasons, MBIA respectfully urges the Committee to give this measure **a un favorable** report. Thank you for your consideration.

For more information about this position, please contact Lori Graf at 410-800-7327 or lgraf@marylandbuilders.org.

cc: Members of the House Environment & Transportation Committee