



February 14, 2025

The Honorable Marc Korman, Chair
House Environment and Transportation Committee
251 Taylor House Office Building
Annapolis, Maryland 21401

SUBJECT: HB 746 – Landlord and Tenant - Residential Leases and Holdover Tenancies – Local Good Cause Termination

Dear Chair Korman:

On behalf of the Committee for Montgomery, I am writing to express our strong support for HB 476. The Committee for Montgomery (CfM) is a cross-section of Montgomery County business, labor, education, civic, arts, and community-based organizations. Our mission is to advocate in Annapolis on issues of importance to Montgomery County and the State.

The Committee for Montgomery supports this critical legislation, sponsored by Delegates Wilkins, Allen, Charkoudian, Fair, Feldmark, Foley, D. Jones, J. Long, Martinez, Mireku-North, Palakovich Carr, Ruff, Ruth, Smith, Stewart, Terrasa, and Vogel. This bill authorizes counties to adopt local laws or ordinances that prevent landlords from terminating residential leases or holdover tenancies without good cause. Housing stability is a fundamental pillar of economic security and community well-being. The ability to remain in stable housing directly impacts employment, education, and public health outcomes. HB 746 allows local jurisdictions to establish policies that prevent unjust evictions while maintaining fairness for landlords and tenants.

Montgomery County has long prioritized housing security as a key policy objective, and this bill aligns with our commitment to fostering equitable communities. By requiring landlords to provide justifiable reasons for non-renewals or terminations, HB 746 ensures more excellent housing stability, preventing unnecessary displacement that disproportionately impacts low-income families, seniors, and workers who contribute to the economic vitality of our county and state.

We urge the committee to consider HB 746 favorably. Allowing local jurisdictions to enact Good Cause protections will help ensure tenants are treated fairly while landlords operate responsibly within a transparent framework. Thank you for your leadership on this vital issue, and we appreciate your efforts to advance policies that support housing stability for all Maryland residents.

Sincerely,
Victoria Leonard
Victoria Leonard
Chair