



**Bill:** **House Bill 767 – Tenant Possessions Recovery Act**

**Committee:** **Environment and Transportation**

**Date:** **February 18, 2025**

**Position:** **Unfavorable**

The Apartment and Office Building Association (AOBA) of Metropolitan Washington is a non-profit trade association representing the owners and managers of more than 23 million square feet of commercial office space and 133,000 apartment rental units in Montgomery and Prince George’s counties. AOBA submits the following testimony in opposition to House Bill 767.

HB 767 requires housing providers to provide tenants with a 14-day notice of an eviction prior to the scheduled repossession of the unit as set by the Sheriff’s Office. AOBA opposes this requirement because it places an additional burden on housing providers that could result in an eviction being vacated if adequate notice was not provided. Scheduling evictions is already a lengthy process, particularly during the winter months when evictions can be canceled the day of due to inclement weather. Currently, evictions are taking 90 days or more to schedule in both Montgomery and Prince George’s Counties.

This bill also requires a housing provider to store an evicted tenant’s property for up to 10 days following the repossession of the unit. Housing providers do not have empty storage space, so this requirement would result in the tenant’s belongings remaining in the unit for 10 days following the eviction. This burden adds to the losses incurred by the housing provider because it extends the amount of time it would take to turn over the unit. Proponents of the bill suggest that the tenant’s belongings could simply be moved aside to facilitate the unit turnover. However, unit turnover involves more than painting or cleaning up a unit. Typically, housing providers must replace carpets, fixtures, cabinets, and even appliances. None of this work can be done while the tenant’s belongings are still in the unit.

For these reasons, AOBA urges an unfavorable report on House Bill 767. For more information, please contact Brian Anleu at [banleu@aoba-metro.org](mailto:banleu@aoba-metro.org).

