



House Bill 1093 – Landlord and Tenant – Evictions – Tenant’s Personal Property and Moving Expenses and Services (Small Landlord Eviction Relief Act)

Position: Favorable

Maryland REALTORS® supports HB 1093 which would allow small landlords to be reimbursed for moving or storage fees when a tenant is removed from property due to nonpayment of rent, tenant holding over action, or breach of lease. Moreover, the bill prohibits local governments from passing ordinances that mandate a landlord to compensate a tenant for these expenses.

Many Maryland REALTORS® provide property management services for single-family rental properties. While the REALTORS® appreciate that eviction is difficult for many tenants, eviction is also a difficult process for many housing providers. When an eviction occurs, many owners not only lose rent payments that they may rely on to pay a mortgage for the time period of the judgment, but the owner will now be faced with the additional costs of eviction and turning the unit over. In Prince George’s County, as an example, the Sheriff’s office requires a single-family rental property to provide the following before the Sheriff will evict:

- A 25-person moving crew
- A tow truck on-site (or the availability of a tow truck)
- A locksmith on-site (or the availability of a locksmith)

When adding potential storage costs, landlords can incur hundreds of dollars in expenses. Most single-family rental properties do not have significant cash resources and every expense impacts their ability to continue to rent the property or keep rents lower.

For that reason, the REALTORS® recommend a favorable report.

**For more information contact lisa.may@mdrealtor.org or
christa.mcgee@mdrealtor.org**