



Testimony HB 767
House Environmental and Transportation Committee
February 18, 2025
Position: FAVORABLE

Dear Chairman Korman and Members of the Environment and Transportation Committee:

The Community Development Network of Maryland (CDN) is the voice for Maryland's community development sector and serves nearly 200 member organizations. CDN—focuses on small affordable housing developers, housing counseling agencies and community-based non- profits across the state of Maryland. The mission of CDN is to promote, strengthen and advocate for the community development sector throughout Maryland's urban, suburban and rural communities.

HB 767 -The Tenant Possessions Recovery Act (HB 767) would mitigate injury from eviction by requiring that tenants receive 14 days' notice of the eviction date and a 10-day window to reclaim their belongings if an eviction is executed.

HB 767 brings Maryland in line with the rest of the country on executing evictions. Washington D.C., New Jersey, West Virginia, Pennsylvania, Delaware, and Virginia all require that the tenant be given notice of their eviction date and the opportunity to reclaim their personal possessions after their eviction. Twenty-eight states and D.C. require the tenant be given notice of their eviction date and a limited window to reclaim their personal possessions.

HB 767 is also beneficial to neighborhoods in that it no longer allows for an evicted tenant's belonging to be thrown out on public streets. Currently, in most of Maryland, a tenant's personal belongings are thrown into the street after an eviction, creating clutter that blocks sidewalks and creates public blight.

Finally, HB 767 benefits property owners as owners will no longer be required to pay for and bring movers on site for the day of the eviction in order to move the tenants belongings that day. Instead, landlords may store the tenant's possessions in the property or move them to a storage unit at a more convenient time for the 10-day recovery window.

The harm of eviction is deep and long last for children and adults in Maryland. Losing critical paperwork medicine and personal belonging only exacerbates the injury and harms local communities with blight and trash. Evictions are not just a symptom of poverty; evictions cause poverty and homelessness - especially when renting families lose all their belongings.

We urge your favorable report on House Bill 767.

Submitted by Claudia Wilson Randall, Executive Director, Community Development Network