



MARYLAND VOTES FOR ANIMALS

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February 25, 2025

To: Senate Judicial Proceedings Committee
From: Lisa Radov, President and Chairman, Maryland Votes for Animals, Inc.
Re: Real Property - Residential Rental Property - Pet Policy Disclosure (Pet Policy Transparency Act) - SB 896 - Support

Chair Smith, Vice Chair Waldstreicher, members of the Judicial Proceedings Committee, thank you for the opportunity to testify in support of SB 896. My name is Lisa Radov, President and Chair of Maryland Votes for Animals, Inc. We champion legislation to improve the lives of animals in Maryland. On behalf of our board of directors, as well as the thousands of members of Maryland Votes for Animals, I respectfully ask that this committee vote favorably for Real Property - Residential Rental Property - Pet Policy Disclosure (Pet Policy Transparency Act) - SB 896.

This bill would require the landlord of a residential rental property to provide the property's pet policy on the property's website, in digital advertisements, in information provided for residential rental search engines, and in applications for a rental unit on the property.

We need a mechanism to ensure that renters understand the policies of their landlords regarding pets. This bill will help renters avoid signing leases and moving into a rental unit only to find out later that due to the policies of the property they cannot keep their pets. A national study conducted by the ASPCA revealed that renters are more likely to need to rehome their pets for housing-related issues than for any other reason. As we know, pets are treasured members of our family. Having to rehome a pet can be traumatic for both the pet and the family members. Our shelters are already over capacity.

We recognize that there is a legitimate shortage of affordable housing for people with pets. This bill is a small but important first step towards dealing with this issue.

I would like to thank Senator Love for her sponsorship of SB 896 and urge a favorable report.

