



Testimony
SENATE BILL 651
Judicial Proceedings Committee
February 18, 2025
Position: FAVORABLE

Dear Chair Smith and Members of the Judicial Proceedings 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.

SB 651 would allow counties to pass laws extending this "good cause eviction" requirement to larger landlords (owning 6 or more units) in their respective jurisdictions. We support this bill. Good cause eviction provides clarity for renters and owners on why they may be facing an eviction and accountability for owners and managers to ensure that we are meeting a certain standard of practice.

Safe, stable, affordable housing is the foundation of a stable school environment for children, holding onto a job and focusing on the next promotion for workers, and obtaining better health care outcomes for seniors and persons with disabilities. Because of federal funding restrictions, many rental homes already require property owners to state a good reason for any eviction and provide renters with at least 60 days to move before starting an eviction case. Approximately 222,000 homes in Maryland are already protected by "good cause eviction."

By defining the legal grounds on which a landlord can evict tenants or refuse to renew a lease, Maryland can be a better state. Good causes for eviction commonly include failure to pay rent, property damage, disturbance or disorderly conduct, other lease violations, criminal activity in a unit, and intent on the part of the landlord to sell, repair, or move into the unit.

More needs to be done to address the need for homes in Maryland. Our members need streamlined zoning and permitting processes and relief from rising construction and insurance costs. We need additional financial supports to bring the rent down and make it more affordable to workforce residents and senior citizens. But, we also need to keep residents in the homes they are already renting whenever possible, and good cause eviction supports that kind of stability and transparency for residents.

We urge your support for Senate Bill 651.

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