



SB 0651
Landlord and Tenant – Residential Leases and Holdover Tenancies –
Local Good Cause Eviction Termination

Hearing before the Senate Judicial Proceedings Committee
February 18, 2025

Position: Favorable

submitted via electronic testimony

Chair Smith and Members of the Committee:

I'm writing today on behalf of Enterprise Communities Partners (Enterprise) to express our favorable position for **Senate Bill 0651/House Bill 0709, Local Good Cause Termination (Good Cause Eviction)**.

This bill would benefit tenants and housing owner-operators across Maryland, helping reduce housing discrimination, displacement pressure, and homelessness, and enable a tool being used elsewhere throughout the country with positive results.

About Enterprise:

Founded 40 years ago here in Maryland, Enterprise is committed to make home and community places of pride, power and belonging, and platforms for resilience and upward mobility for all. Our impact and investment in Maryland housing and affordability totals more than \$2 billion since 1982, in part via loan financing, equity investments, and grants to nonprofit and mission-minded community organizations. Enterprise's affordable housing production, preservation, and rehabilitation efforts total more than \$1 billion in total portfolio value, including 76 apartment communities and more than 7,500 homes in Maryland.

In addition, we provide technical assistance, partnerships, and a variety of federal, state, and local policy analysis. In all of these connections to communities, Enterprise brings substantial first-hand experience about the pressing need for housing stability among renters in Maryland.

About the Bill:

Maryland is a state of renters, with 1 in 3 households renting their homes. Evictions, high housing costs, and limited affordable homes threaten renters' stability statewide. In 2023, 21,500 households were evicted from their homes. Evictions among Maryland renters are widespread, with higher or rising rates

of eviction in Baltimore City, Western Maryland, and the Eastern Shore in the last few years.¹ Homelessness, a result of higher evictions, affected nearly 6,000 families statewide.

Right now, property owners can choose to not renew a tenant's lease for any reason, resulting in 5,100 "no cause" evictions among Marylanders last year. Evictions create a reinforcing, destabilizing cycle for both tenants and property owners – one that we need to disrupt due to the 62 percent increase in "no cause" evictions since 2020.

Enabling local governments to pass good cause eviction laws strengthens fair housing protections for a range of Marylanders and directly addresses commonly reported fair housing violations among Marylanders. Harassment and retaliation were the second and third most reported types of housing discrimination in 2024, according to the Maryland Commission on Civil Rights.²

Good cause eviction laws keep residents rooted in their communities. As a leader in the Purple Line Corridor Coalition, which spans Montgomery and Prince George's counties, Enterprise supports stronger tenant protections for residents living near Maryland's newest light rail. Enabling local good cause evictions legislation advances stronger legal protections for tenants as an anti-displacement measure in a corridor where 60 percent of households rent and spend 30–50 percent of their household income on their housing costs.³

We support having statewide authority for localities to choose good cause eviction laws as part of their overall strategies to pursue tenant stability and anti-displacement efforts. We urge your vote in favor of the legislation.

Thank you for the opportunity to share our views. Please contact us if you have any questions through my email, MBondi@EnterpriseCommunity.org. We appreciate your consideration.

Very truly yours,

Melissa Bondi
Senior Director, Mid-Atlantic

Cc: Rev. David Bowers, Vice President and Mid-Atlantic Market Leader

¹ "Evictions, rising after rent assistance ran out, back near pre-pandemic levels in Maryland," DelMarvaNow.com, captured Feb 14, 2025 at: <https://www.delmarvanow.com/story/news/local/maryland/2023/12/06/marylands-rising-eviction-rate-renews-call-for-tenants-rights/71814753007/>

² Maryland Commission on Civil Rights [2024 Annual Report](#)

³ Purple Line Corridor Coalition's [Housing Action Plan](#)