



LEGISLATIVE BLACK CAUCUS OF MARYLAND, INC.

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February 26, 2026

Chair Kriselda Valderrama
Economic Matters Committee
230 Taylor House Office Building
Annapolis, Maryland 21401

Dear Chair Valderrama and Members of the Committee,

The Legislative Black Caucus of Maryland offers its strong and favorable support for House Bill 774- Landlord and Tenant - Residential Leases and Holdover Tenancies - Local Good Cause Termination (Good Cause Eviction). The bill authorizes counties to adopt a local law that prevents certain landlords from refusing to renew a tenant's lease or evict a tenant who stays after the lease ends unless the landlord has a valid reason. If a county adopts the local law, landlords must inform their tenants of their coverage under the law when issuing a lease. The office of tenant and landlord affairs must provide forms for the landlord to use. Landlords must inform the court and the tenant whether they are permitted to show good cause when evicting someone. HB 774 focuses on housing as a basic need in society, but most importantly, highlights the need for housing security. **This bill is a 2026 legislative priority for the Black Caucus.**

The Legislative Black Caucus of Maryland believes that HB 774 will provide protection for tenants who experience unnecessary removal of their homes and ensure housing stability for individuals who rent. Residents expressed that this bill will secure housing for individuals who experience life changes, whether it's their education, safety, or employment. It will stop landlords from evicting tenants for basic situations regarding unsafe housing conditions, repairs needed, and organize other tenants to protect their rights. House Bill 774 protects tenants from experiencing injustice, as displacement can negatively impact an individual's life.

Additionally, HB 774 also enables and protects people and their children who face the threat of displacement regardless of following all the rules. Homeless rates have risen within the last 5-10 years. House Bill 774 recognizes that stable housing is needed for communities, neighborhoods, and families. Landlords should not be able to choose not to renew a tenant's lease for no reason, leaving families without a home. The bill promotes fairness, transparency, and protection to tenants from being evicted by requiring landlords to demonstrate good cause for terminating the lease.

For these reasons, the Legislative Black Caucus of Maryland strongly supports House Bill 774.

Legislative Black Caucus of Maryland