



**HB 774 - Landlord and Tenant - Residential Leases and Holdover Tenancies - Local Good Cause Termination (Good Cause Eviction)**

**Hearing before the House Economic Matters Committee, Feb. 26, 2026**

**Position: SUPPORT (FAV)**

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**Chesapeake Physicians for Social Responsibility (CPSR) urges you to move favorably on HB 774.** HB 774 is enabling legislation that would give authority to Maryland counties to establish good cause limitations on lease non-renewals. **Without HB 774, local efforts are blocked to help Maryland families who are facing unstable housing, fears of retaliation and displacement.** In 2025, 4462 “no cause” or tenant holding over eviction cases were filed according to our partners in Renters United, a significant (42%) increase over 2019 before COVID. We also urge Committee members to avoid amendments that would require counties to choose between rent stabilization and good cause eviction regulations. Stable rents and stable homes help our communities, including our neighborhoods, renters and non-renters alike.

CPSR is the statewide organization with 850 supporters. Our mission is to address the greatest public health threats of all: nuclear war and climate change, but we are also committed locally to addressing environmental injustice and health disparities. Health disparities may arise from problems with lack of employment, lack of educational opportunities, unhealthy environments, but nothing is more central to causing health disparities than evictions, Evictions [harm health and the health harm may even extend to the larger community](#). Racial disparities in evictions especially for [black children](#) compound racial disparities in health. More reasons why this legislation is so important.

Prevention is the best medicine and there is evidence that “good cause” legislation reduces eviction filings and evictions. In a [study](#) comparing 4 cities that did have Just or Good Cause Laws and 4 cities that didn’t in California, evictions and eviction filings were down significantly in the cities that did, compared to the cities that did not have such laws.

Evictions and even eviction filings can have a negative impact on health. [A recent review](#) of the best designed studies looking at the harms from eviction filings and evictions on children from birth to age 9 found the following:

- 1) A recent eviction was associated with worse mother-reported child health status at age 5 years.
- 2) Evicted children had more hospitalizations and worse access to energy, health care, and childcare.
- 3) For a cohort of at risk 9-year-old children experiencing evictions in the preceding year, there was an association with cognitive losses compared to non-evicted children that were equivalent to the loss of one full year of schooling.
- 4) Evictions of pregnant women were associated with bad birth outcomes including premature birth and low birth weight.
- 5) A study in Cleveland found that by age 2, when there was an eviction filing history, there was a drop in lead testing and increase in lead levels compared to other children and even worse where there was actually an eviction.

Housing is health. Young children under age 3 exposed to [overcrowding and/or multiple moves](#) in one year, were more often reported by their caregivers to have poor health, impaired educational, social or emotional skills, and were measured to have low weight compared to other children.

[In older children and adolescents](#), a history of multiple moves has been associated with mental health problems, substance abuse, increased behavior problems, poor school performance, and increased risk of teen pregnancy: negative outcomes which may handicap them in their adult lives.

HB 774 recognizes that local legislatures want to assist renting families with stable housing which can benefit the whole community. Requiring that a landlord state the reason for a non-renewal eviction helps reduce evictions and the harm that they cause.

CPSR is a member of the Renters United Maryland, a statewide coalition of renters, organizers, and advocates, and **we urge the Committee's report of Favorable on HB 774.**

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