



**Testimony to the Economic Matters Committee
HB 774 – Good Cause Eviction
Position: Favorable with Amendments (FWA)**

HB 774 would enable local jurisdictions to adopt certain rules that would prevent a private landlord from not renewing a tenant’s lease without a good cause. The bill establishes a framework of ten grounds for which a landlord may elect not to renew a lease. While we understand and agree that residents – especially those of limited income – need stability and certainty, landlords also need to maintain their right to remove residents who are not meeting their monthly financial obligation of paying their rent on time or are not following the terms set forth in the lease and agreed to by both the tenant and landlord at the beginning of the lease term.

We are concerned that the bill does not provide enough clear guidance to local jurisdictions, which could lead to diverging requirements in every County or City that will unintentionally make it hard for both tenants and landlords to predict and implement their rights and responsibilities. It should also be made very clear that local jurisdictions cannot deviate from the language set forth in the enabling legislation when adopting their own Good Cause standards at the local level, and we caution against allowing anything but uniform adoption of the State law as set forth in the bill.

MAHC is the leading organization for the affordable rental housing industry in Maryland and represents over 185 member organizations, including nonprofit and for-profit developers, community action groups, State and local housing authorities, property management companies, financial institutions, community development organizations, contractors, investors, consultants and individuals. This new tax exemption will provide an additional resource for our nonprofit members to use for the development and preservation of affordable housing across Maryland. **We urge you to further clarify the uniform adoption provisions before passing HB 774.**

Respectfully submitted on February 24, 2026 by Miranda Darden-Willems, Executive Director, on behalf of the MAHC Board of Directors.

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