



HB 774 - Landlord and Tenant - Residential Leases and Holdover Tenancies - Local Good Cause
Termination (Good Cause Eviction)
House Economic Matters
Feb. 26, 2026
SUPPORT

Chair Valderrama, Vice Chair, and members of the committee, thank you for the opportunity to submit testimony in support of House Bill 774. CASH Campaign is part of Renters United Maryland and urges the House Economic Matters Committee to issue a favorable report on HB 774.

The CASH Campaign of Maryland promotes economic advancement for low-to-moderate income individuals and families in Baltimore and across Maryland. CASH accomplishes its mission through operating a portfolio of direct service programs, building organizational and field capacity, and leading policy and advocacy initiatives to strengthen family economic stability. CASH and its partners across the state achieve this by providing free tax preparation services through the IRS program 'VITA', offering free financial education and coaching, and engaging in policy research and advocacy. Almost 4,000 of CASH's tax preparation clients earn less than \$10,000 annually. More than half earn less than \$20,000.

Whether homeowner or renter – across race, class, and zip code – all Marylanders deserve the chance to put down roots in our communities. Yet, in FY 2025, landlords filed nearly 5,000 “no cause” or “tenant holding over” eviction cases – a 42% increase since 2019. HB 774 would allow local jurisdictions to pass Good Cause Eviction laws and prevent families from being evicted unless a corporate landlord provides a legitimate reason.

Good Cause is essential to affordable housing. Nothing is more costly to families than eviction – moving expenses, finding a new home with few options, transferring schools in the middle of the year. [Every dollar spent on eviction prevention returns \\$2.39 to the state from reduced social safety net costs related to homelessness.](#) HB 774 is local enabling legislation only – untying the hands of counties so that they can pass good cause eviction legislation if they want to and give residents the opportunity to stay rooted in their communities if they are abiding by the lease.

If a county chooses to pass good cause, they will then integrate the new law into alignment with other local policies to meet local needs. 8 other states – including Colorado and New York last year – and 23 counties and cities have passed good cause eviction laws. Maryland is only one of 5 states that explicitly prohibits counties from passing good cause eviction.

For these reasons, we urge a favorable report on HB 774.