



LEGISLATIVE BLACK CAUCUS OF MARYLAND, INC.

The Maryland House of Delegates, 6 Bladen Street, Room 300, Annapolis, Maryland 21401
410-841-3185 • 800-492-7122 Ext. 3185 • Black.Caucus@house.state.md.us

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Chair Kriselda Valderrama

Economic Matters Committee

231 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 1218 -Department of Housing and Community Development - Severe Health and Safety Risk Properties - Intervention Plan. The bill requires the Department of Housing and Community Development and the Office of Tenant and Landlord Affairs to work with the Attorney General to create an agenda plan to identify rental properties in the state that have serious health and safety problems. The plan outlines how the state will identify these hazardous properties and develop an action plan to address them. The House bill is essential as it identifies and addresses rental properties that are putting individuals' lives at risk due to the health and safety conditions of the property. **This bill is a 2026 legislative priority for the Black Caucus.**

The Legislative Black Caucus of Maryland believes that HB1218 will allow us to identify, investigate, and intervene with unhealthy properties. HB1218 targets to hold individuals accountable for maintaining the unsafe and unhealthy properties by creating a criterion and having an effective plan to address predatory, non-compliant, and negligent unit rental properties across the state. HB1218 will allow us to break off the cycle and protect the health and safety of families who rent their homes.

Additionally, across the state, many residential properties have serious unhealthy conditions that include bed bugs, safety issues, structural problems, and rodent infestations that affect many lives. House Bill 1218 overall helps improve the community by addressing needed accountability, maintaining inspections, and creating a plan to have a safe and healthy community.

For these reasons, the Legislative Black Caucus of Maryland strongly supports House Bill 1218.

Legislative Black Caucus of Maryland