



MARYLAND
Association of
COUNTIES

House Bill 774

Landlord and Tenant – Residential Leases and Holdover Tenancies – Local Good Cause Termination (Good Cause Eviction)

MACo Position: **SUPPORT**

To: Economic Matters Committee

Date: February 26, 2026

From: Dominic Butchko

The Maryland Association of Counties (MACo) **SUPPORTS** HB 774. The bill would authorize counties to establish laws preventing landlords from failing to renew or terminating leases without just cause.

Several counties have sought the authority from HB 774 to protect vulnerable constituents facing eviction for reasons outside of their control. Throughout the COVID-19 pandemic, evictions have received increased scrutiny as average household debt due to unpaid rent and volatility in the employment marketplace reached significantly elevated levels. HB 774 simply provides a tool for counties, through their local process that always includes public input and comment, to prevent housing instability and inequity tailored to the needs of their respective communities.

Altogether, this bill provides county autonomy to address the housing needs of Marylanders continuing to face challenges even as the worst of the pandemic has abated. For this reason, MACo **SUPPORTS** HB 774 and urges a **FAVORABLE** report.