



**HB774: Landlord and Tenant Residential Leases and Holdover  
Tenancies – Local Good Cause Termination  
(Good Cause Eviction)  
House Economic Matters Committee  
February 26, 2026  
POVERTY FREE MARYLAND**

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**Poverty Free Maryland** envisions a Maryland without poverty, and a future where all Marylanders have the support and economic stability that's needed to thrive.

Currently in Maryland, landlords can evict a tenant without a stated reason and as a result many Marylanders are facing severe housing instability. In our state, 5,000+ families are made homeless each year because of an eviction and more than 30,000 Marylanders experience homelessness each year. There is a dire need to curb evictions and keep Marylanders rooted in our communities.

HB774 would allow local jurisdictions the ability to pass good cause laws which simply require transparency and accountability from landlords for why they are choosing to evict a tenant. Again, this is local enabling legislation – not a state mandate – so that counties may pass good cause within the framework of their housing needs and master plan. Maryland is one of only five states that explicitly prohibits counties from passing Good Cause Eviction laws.

The current law in Maryland allows for landlords to remove tenants from their homes without needing to provide a reason. This creates fear and disempowers tenants from holding landlords and property managers accountable for fixing uninhabitable living conditions. This bill would allow renters to exercise their rights and engage with landlords, property managers, and government agencies without fear of retaliation or discrimination, i.e., to have some security in their homes, school system, and support network. The bill also has an exemption for small landlords, which keeps the focus on larger landlord accountability.

Eight states – California, Colorado, Connecticut, New Hampshire, New Jersey, New York, Oregon, and Washington – as well as D.C., have passed Good Cause Eviction legislation, as have over 23 localities. **Poverty Free Maryland appreciates your consideration and urges the committee to issue a favorable report for HB 774.**

*Founded in 2025 through the merger of Welfare Advocates (established in 1979) and Marylanders Against Poverty (established in 1988), **Poverty Free Maryland** is a coalition of service providers, faith groups, and other organizations working together to exchange information, educate decisionmakers, and advocate for statewide public policies and programs necessary to address the underlying systemic causes of poverty and ensure that low-income Marylanders are provided with low- and no-barrier access to all resources needed to thrive and build a better life for the future.*

**Voting Member Agencies:**

Anne Arundel County Food Bank

Baltimore Jewish Council

CASH Campaign of Maryland

Catholic Charities

Family League of Baltimore

Laurel Advocacy & Referral Services,  
Inc.

Maryland Center on Economic Policy

Maryland Family Network

Maryland Food Bank

Maryland Hunger Solutions

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