



BRANDON M. SCOTT
MAYOR

*Office of Government Relations
88 State Circle
Annapolis, Maryland 21401*

HB 0774

February 26, 2026

TO: Members of the House Economic Matters Committee

FROM: Nina Themelis, Director, Mayor's Office of Government Relations

RE: House Bill HB 0774 Landlord and Tenant – Residential Leases and Holdover Tenancies Local Good Cause Termination (Good Cause Eviction)

POSITION: FAVORABLE

Chair Valderrama, Vice Chair Charkoudian and members of the Committee, please be advised that the Baltimore City Administration (BCA) **supports** House Bill (HB) 0774.

HB 774 would allow local governments to enact a law to prevent a property owner from deciding to no longer rent a property if there is an existing tenant. The owner could decide to stop renting the property if there is "good cause", including a tenant that doesn't pay rent timely or causes other problems, or the owner decides to no longer rent the property at all or needs to make major repairs. The state law requires the landlord to make the tenant aware that it is subject to any such local good-cause to not renew law. The bill also says that the notice for the local good-cause-to-not-renew law cannot conflict with the existing notice requirements for when the landlord wishes to terminate the lease.

These rules only apply to 'landlords' that own six or more residential rental units, including across multiple corporate entities. Investigating the ownership interest piece could be challenging and would require reviewing ownership interests in corporate entities. The legislation would not apply to owner-occupied rentals. HB 774 would require tenants to respond in writing.

Baltimore City instituted similar Good Cause Eviction legislation during the pandemic, [21-0031 Landlord-Tenant - Lease Renewals](#), to temporarily require, absent certain good cause circumstances, landlords to offer tenants a reasonable opportunity to renew leases. As this is enabling legislation the Bill would expand on efforts already undertaken in the City of Baltimore to help protect renters.

The BCA would support a friendly amendment to 8.402.3.(B)(2)(II) to add after other tenants, "or occupants of properties located within 50 feet of the rental." So that it reads "A tenant engaging in routine disorderly conduct that disturbs the peace and quiet of other tenants OR OCCUPANTS OF PROPERITIES LOCATED WITHIN 50 FEET OF THE RENTAL." This distinction is important for densely populated jurisdictions like Baltimore City where disorderly tenants can cause issues in the wider community. The BCA remains supportive of HB 774 regardless of whether the above amendment is adopted, however, would appreciate its consideration for inclusion.

For these reasons, the BCA respectfully requests a **favorable** report on HB 774.