



Bill Title: Senate Bill 729, Real Property - Access to Counsel in Evictions Program and Mobile Home Parks

Committee: Judicial Proceedings Committee

Date: March 5, 2026

Position: Unfavorable

This testimony is offered on behalf of the Maryland Multi-Housing Association (MMHA). MMHA is a professional trade association established in 1996, whose members consist of owners and managers of more than 214,000 rental housing homes in over 1015 apartment communities. Our members house over 571,000 residents of the State of Maryland. MMHA also represents over 270 associate member companies who supply goods and services to the multi-housing industry.

While we share the goal of housing stability and fair treatment for residents, SB 729 goes far beyond reasonable tenant protections and would fundamentally alter the legal and economic framework governing mobile home communities in Maryland.

First, the bill dramatically restricts property owners' ability to manage their communities. By narrowing eviction grounds to just three categories, creating broad cure rights, capping appeal bonds, and imposing an automatic 30-day delay after a warrant of restitution, the legislation makes it extraordinarily difficult to address serious lease violations in a timely manner. These provisions risk undermining community safety and place responsible residents at a disadvantage when bad actors cannot be promptly removed.

Second, the bill imposes sweeping rent and fee regulations. Ninety-day notice requirements, caps on utility charges, strict limitations on fees, and security deposit caps—combined with presumptions that certain fees are unreasonable—interfere with the basic economics of operating a community. These restrictions do not account for rising infrastructure costs, insurance premiums, property taxes, and utility expenses. Over time, this level of regulation will discourage investment in existing communities and make new development financially infeasible.

Third, the mandatory lease renewal requirements and expanded anti-retaliation and discrimination provisions, coupled with triple damages and attorneys' fees, significantly increase litigation exposure. At the same time, the expansion of the Access-to-Counsel program ensures that virtually every dispute will become more complex and prolonged, increasing costs for all parties and burdening the court system.

Additionally, the bill's "soft landing" provisions—requiring appraisal and purchase offers for homes and extended access rights—create operational and financial uncertainty that is unprecedented in landlord-tenant law.



Mobile home communities already operate under a distinct and highly regulated framework under Title 8A. SB 729 would make Maryland one of the most restrictive states in the country for this housing type, with the unintended consequence of reducing affordability and long-term housing supply.

For these reasons, we respectfully request an unfavorable report on Senate Bill 729.

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