

March 11, 2026

The Honorable William C. Smith Jr.
Chair, Senate JPR Committee
2 East Miller Senate Office Building
Annapolis, Maryland 21401

RE: MBIA Letter of Opposition SB 953 - Charles County – Rent Stabilization for Seniors

Dear Chair Smith,

The Maryland Building Industry Association, representing 100,000 employees of the building industry across the State of Maryland, appreciates the opportunity to participate in the discussion surrounding **SB953**. MBIA is in opposition to legislation requiring Charles County to establish a rent increase limit for rental units occupied by seniors.

While we recognize the importance of ensuring that seniors have access to stable and affordable housing, imposing rent control measures at the local level can create unintended consequences that ultimately reduce housing availability and discourage investment in rental housing. Rent increase caps can make it more difficult for property owners to keep pace with rising operating costs, including property taxes, insurance, utilities, maintenance, and capital improvements.

In addition, policies that restrict rent adjustments may discourage the development of new housing and reduce incentives for property owners to maintain and upgrade existing rental properties. Over time, this can limit housing supply and negatively affect the quality and availability of housing options for seniors and other residents.

Housing affordability challenges are best addressed through policies that expand housing supply, encourage new development, and support targeted assistance programs for seniors who may need financial help. Broad rent control mandates risk undermining these goals and may have lasting impacts on the housing market in Charles County.

For more information about this position, please contact Lori Graf at 410-800-7327 or lgraf@marylandbuilders.org.

cc: Members of the Senate JPR Committee