

SB0729_RichardKaplowitz_FAV

03/05/2026

Richard Keith Kaplowitz
Frederick, MD 21703

TESTIMONY ON SB#0729- POSITION: FAVORABLE

Real Property - Access to Counsel in Evictions Program and Mobile Home Parks

TO: Chair Smith, Jr., Vice Chair Waldstreicher, and members of the Judicial Proceedings Committee

FROM: Richard Keith Kaplowitz

My name is Richard Keith Kaplowitz. I am a resident of District 3, Frederick County. I am submitting this testimony in support of SB#0729, **Real Property - Access to Counsel in Evictions Program and Mobile Home Parks**

This bill states that the Maryland Legal Services Corporation (MLSC) shall provide for access to legal representation by a covered individual for a judicial or administrative proceeding to EVICT or terminate the tenancy or housing subsidy of a covered individual. This includes attempts to repossess the premises of a covered individual. The access to legal representation ... includes the first appeal of a decision in the proceeding if the designated organization determines that there are sufficient legal grounds for the appeal.

The bill specifies when, where, how and under what conditions an eviction can occur and when legal representation must intervene in the proceedings.

This bill will meet those goals by altering the Access to Counsel in Evictions Program to expand access to legal representation and other services under the Program to individuals who occupy premises of a mobile home park; authorizing a prospective resident of a mobile home park to bring an action against a park owner for failing to provide certain documents and terms related to the tenancy; etc.

Persons in this situation often have limited or no resources to oppose the action being taken against them by landlords with substantial legal assets. This bill will help level the field and place these individuals on an equal footing in legal matters affecting their housing.

I respectfully urge this committee to return a favorable report on SB#0729.