



Bill: **HB 1105 - Statute of Limitations - Civil Suits to Enforce Local Consumer Protection Codes**

Committee: **Judicial Proceedings**

Date: **April 3, 2026**

Position: **Unfavorable**

The Apartment and Office Building Association (AOBA) of Metropolitan Washington is a nonprofit trade association representing the owners and managers of more than 23 million square feet of commercial office space and 167,000 apartment rental units in Montgomery and Prince George’s counties. AOBA submits the following testimony in opposition to House Bill 1105.

HB 1105 would extend the statute of limitations from one to three years with an adjoining, codified discovery rule for a civil suit to enforce certain local consumer protection codes.

AOBA did not take an official position on the bill for the House hearing scheduled on March 5, 2025. However, during the hearing, proponents of the bill used the multifamily housing industry as the reason for the bill. The housing industry is already a heavily regulated market in which housing providers must conform to local, state, and federal laws.

AOBA takes concern with “*knew or reasonably should have known*” found at the top of page 2, line 2, that would expand a jurisdiction's ability to subjectively interpret when a claim should be made against a housing provider. Moreover, an increase in the statute of limitations will expose housing providers to a greater volume of claims driving up legal cost. Those costs do not disappear – they are passed directly to tenants through rent increases.

For these reasons, AOBA urges an unfavorable report on House Bill 1105. For more information, please contact Brian Anleu at banleu@aoba-metro.org.

10-Year Multifamily Property Sales Montgomery & Prince George's Counties



