

TESTIMONY IN OPPOSITION TO SB 462
Submitted on behalf of Maryland Management

Senate Judicial Proceedings Committee – February 12, 2026

Thank you for the opportunity to submit testimony on **SB 462**.

This testimony is submitted on behalf of Maryland Management, which owns and manages 40 communities, comprising over 10,000 apartment homes located across Maryland and Florida. Established in 1949 and headquartered in Hanover, Maryland, the company focuses on providing affordable, quality housing options to Maryland’s workforce.

Maryland Management respectfully opposes this bill due to significant concerns about the compliance burden it places on landlords and the unintended harm it could do to the quality of life for other residents.

Primary Concern – Excessive Compliance Burdens on Landlords

Under SB 462, once a local jurisdiction adopts a good-cause eviction ordinance, landlords will be required to *prove good cause* for every non-renewal of a lease or termination of a holdover tenancy. This includes pleading specific factual allegations by a preponderance of the evidence in court.

This requirement creates several problematic outcomes:

1. Increased Litigation and Administrative Burden

Landlords must navigate complex evidentiary standards in court to show “good cause,” even in clear situations. Gathering, presenting, and defending this evidence is expensive and time-consuming. Requiring a formal judicial decision for routine management choices converts simple contractual renewals into adversarial litigation. This not only increases legal costs but also clogs the courts with disputes that could be handled privately through lease terms and market negotiations.

2. Uncertainty and Ambiguity

Several of the statutory “good cause” terms are vague—such as “routine disorderly conduct” or “repeated minor violations”—without clear numeric standards or thresholds. The bill does not define how many incidents constitute “repeated” violations, leaving landlords guessing and opening the door to inconsistent judicial interpretation.

3. Burdens on Small and Individual Landlords

Although SB 462 applies only to landlords with six or more units, many investors manage their properties without professional property management infrastructure. The

administrative responsibilities imposed by this bill disproportionately strain these owners, potentially reducing the number of willing landlords in the market.

Together, these provisions risk engulfing ordinary leasing decisions in costly, drawn-out disputes that neither landlords nor tenants intend or benefit from.

Secondary Concern – Impact on Other Residents’ Quality of Life

Another major concern is the bill’s inadequate protection for *other residents* from disruptive tenants.

SB 462’s permitted “good cause” includes instances where a tenant “engages in routine disorderly conduct that disturbs the peace and quiet of other tenants” or “repeatedly commits minor violations that disrupt property management.” However, because these categories are broad and subjective, landlords could face substantial barriers proving such conduct qualifies as good cause in court.

This structure effectively ties landlords’ hands when residents engage in behavior that negatively impacts the safety, comfort, and wellbeing of neighbors. Other residents should not be forced to endure ongoing disturbances or unsafe conditions while the landlord seeks adjudication of conduct that is plainly disruptive.

Conclusion

Senate Bill 462 would fundamentally alter landlord-tenant relationships by converting routine lease and property management decisions into costly, uncertain, and adversarial court proceedings. The bill imposes substantial compliance and evidentiary burdens on landlords, while simultaneously limiting their ability to respond promptly to disruptive behavior that affects the safety, peace, and quality of life of other residents.

For these reasons, and out of concern for both housing providers and the residents who rely on well-managed properties, I respectfully urge the Committee to issue an unfavorable report on Senate Bill 462.