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**STATE OF MARYLAND  
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CONSUMER PROTECTION DIVISION  
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February 10, 2026

To: The Honorable William C. Smith, Jr.  
Chair, Judicial Proceedings Committee

From: Kira Wilpone-Welborn, Assistant Attorney General  
Consumer Protection Division

Re: Senate Bill 462 – Landlord and Tenant - Residential Leases and Holdover Tenancies -  
Local Good Cause Termination (Good Cause Eviction) (SUPPORT)

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The Consumer Protection Division of the Office of the Attorney General (the “Division”) supports Senate Bill 462 sponsored by Senator C. Anthony Muse. Presently, pursuant to Real Property Article § 8-402, a landlord can elect to not renew a tenancy for any reason at the end of a residential lease term. Senate Bill 462 seeks to permit local jurisdictions the freedom to adopt local “good cause” policies that would require a landlord to have good cause before electing not to renew a tenancy and displacing the tenant from the rental unit and the community. Senate Bill 462 also requires the Office of Tenant and Landlord Affairs to develop uniform forms for landlords to use when electing to not renew a tenancy.

Good cause requirements for lease non-renewal reduce unexpected displacements, providing tenants with security in their residences and communities and allowing tenants to avoid financially expensive disruptions in their living, working, and schooling. As a result, the American Bar Association in its eviction policy guidelines has recognized the importance of good cause in

eviction legislation and recommended that all states and localities adopt good cause principals in their residential lease and eviction laws.<sup>1</sup>

Senate Bill 462 is tailored to permit local jurisdictions the flexibility to adopt housing policies that are beneficial to their residents and communities. For these reasons, the Division requests that the Judicial Proceedings Committee give Senate Bill 462 a favorable report.

cc: The Honorable C. Anthony Muse  
Members, Judicial Proceedings Committee

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<sup>1</sup> See [https://www.americanbar.org/groups/legal\\_aid\\_indigent\\_defense/sclaid-task-force-on-eviction--housing-stability--and-equity/quidelines-eviction/quideline-9/](https://www.americanbar.org/groups/legal_aid_indigent_defense/sclaid-task-force-on-eviction--housing-stability--and-equity/quidelines-eviction/quideline-9/).