

February 12, 2026

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

**RE: MBIA Letter of Opposition SB 462 - Residential Leases and Holdover Tenancies - Local Good Cause Termination (Good Cause Eviction)**

The Maryland Building Industry Association (MBIA) is writing to express opposition to SB463, which would give authority counties to adopt local laws or ordinances that prohibit certain landlords of residential property from declining to renew a lease or from terminating a holdover tenancy without “good cause.”

While the goal of promoting housing stability is important, this bill would introduce significant regulatory uncertainty by allowing counties to establish varying and potentially inconsistent “good cause” standards across the State. A patchwork of local requirements would complicate compliance for property owners and housing providers operating in multiple jurisdictions, increasing administrative costs and legal risk.

Additionally, limiting a landlord’s ability to non-renew a lease or terminate a tenancy absent narrowly defined circumstances undermines the fundamental flexibility necessary to responsibly manage rental properties. These constraints may discourage reinvestment in existing housing stock and reduce the willingness of property owners to offer rental units, particularly smaller-scale and local landlords who lack the resources to navigate complex regulatory frameworks.

The bill also risks unintended consequences for housing production. At a time when Maryland faces a well-documented housing shortage, policies that increase operational risk and constrain property management decisions may further suppress the supply of rental housing, ultimately exacerbating affordability challenges for the very residents the bill seeks to protect.

For these reasons, we respectfully urge the Committee to oppose this legislation.

For more information about this position, please contact Lori Graf at 410-800-7327 or [lgraf@marylandbuilders.org](mailto:lgraf@marylandbuilders.org).

cc: Members of the Senate JPR Committee