



Chair William C. Smith, Jr.  
and Members, Judicial Proceedings Committee  
Miller Senate Office Building  
11 Bladen Street  
Annapolis, Maryland 21401

February 12, 2026

**Senate Bill 462 – Good Cause Eviction – Favorable**

Dear Chair Smith and Members of the Judicial Proceedings Committee:

My name is Dan Reed and I serve as the Maryland Policy Director for Greater Greater Washington, a nonprofit that supports better housing, land use, and transportation policies throughout Greater Washington and beyond. **GGWash strongly supports Senate Bill 462, Good Cause Eviction.**

Maryland is in a housing crisis. Our poll, released last week, found that **92% of Marylanders say home prices are a problem**. They also told us that **they're putting off starting a family or saving for retirement because of housing costs**.


We believe that more housing production is desperately needed, as well as more tenant protections. Together, they give people the choice to stay in their homes, as well as the choice to find a new home as their wants and needs change. And both are very popular among voters. On the following page, you'll see that **75% of Marylanders—including 85% of Democrats and 61% of Republicans—support good cause eviction** which says, in short, that landlords need to provide a legitimate reason why they are not renewing a tenant's lease.

In a previous role, I worked as a property manager for five years, and as a real estate agent representing tenants. I see the perspective of both landlords and tenants, and find that just cause is just common sense. We ask the Judicial Proceedings Committee for a favorable report.

Sincerely,

A handwritten signature in black ink that reads 'Dan Reed'.

Dan Reed  
Maryland Policy Director

The Washington, DC region is great  and it can be greater.



## Marylanders support more renter protections

Tenant protections have been an ongoing issue in Maryland, both at the state and county levels. Voters strongly support various proposals for renters, especially around improving fire safety.

■ Strongly support ■ Somewhat oppose ■ Not sure

Require landlords to install fire safety measures in high-rise apartment buildings when they're being renovated



Set a cap, or limit, for how much landlords can raise the rent each year



Require landlords to provide a reason why they are not offering to renew a tenant's lease



End pet breed or weight restrictions in rental housing, while allowing landlords to ban dangerous animals



*From a January 2026 survey of 807 voters: "One-third of Maryland households rent their homes. Next, you will see some proposals to protect tenants in Maryland. For each proposal, please indicate whether you [support or oppose] this proposal, or if you are unsure:"*

Chart: Dan Reed for Greater Greater Washington • Source: YouGov Blue • Created with Datawrapper