

KEVIN M. HARRIS
Legislative District 27
Calvert, Charles, and Prince George's
Counties

Education, Energy, and the
Environment Committee



James Senate Office Building
11 Bladen Street, Room 302
Annapolis, Maryland 21401
410-841-3700
800-492-7122 Ext. 3700
Kevin.Harris@senate.maryland.gov

THE SENATE OF MARYLAND
ANNAPOLIS, MARYLAND 21401

**Official Sponsor Testimony in Support of SB 953: Charles County – Rent Stabilization –
Seniors**

Charles County Senators

Chair Smith, Vice-Chair Waldstreicher, and Members of the Judicial Proceedings Committee.

Many older adults live on fixed incomes derived from Social Security, pensions, and limited savings. Sudden or excessive rent increases can create severe financial hardship for seniors who often have limited ability to increase their income or relocate. SB 953 seeks to address this issue in a targeted manner by authorizing Charles County to adopt a rent increase limit for seniors tied to the Consumer Price Index, plus 3%, ensuring that rent adjustments reflect real economic conditions while protecting vulnerable residents.

By linking rent increases to inflation, this bill strikes a careful balance between the needs of tenants and the legitimate interests of property owners. Landlords retain the ability to adjust rents annually, while seniors gain protection from unpredictable or disproportionate increases that could threaten their housing stability.

Stable housing is particularly important for older adults. Housing insecurity among seniors can lead to increased health risks, greater reliance on emergency services, and higher public costs associated with displacement or institutional care. Preventing displacement through reasonable rent stabilization is both humane and fiscally responsible.

We recognize the importance of protecting Charles County's seniors and ensuring that they can age in place. We also recognize the seriousness of Maryland's affordability and housing crises. SB 953 advances the mission of achieving housing security for seniors and increasing affordability for the vulnerable.

For these reasons, we respectfully request a favorable committee report on SB 953.