

May 27, 2022

The Honorable Bill Ferguson  
President of the Maryland Senate  
H-107 State House  
Annapolis, MD 21401

Dear President Ferguson:

In accordance with Article II, Section 17 of the Maryland Constitution, I have vetoed Senate Bill 384 – *Landlord and Tenant – Stay of Eviction Proceeding for Rental Assistance Determination* and Senate Bill 563 – *Real Property – Actions to Repossess – Judgment for Tenants and Proof of Rental Licensure*.

Our Administration remains committed to ensuring that tenants adversely affected by the COVID-19 pandemic will continue to stay safely in their homes. Maryland issued one of the earliest and strongest eviction moratoriums in the nation to keep renters safe and secure in their homes despite economic hardships related to COVID-19. Additionally, more than \$700 million in state and federal funds have been committed to the Emergency Rental Assistance Program to help tenants in need. As a result, the average number of monthly filings for failure to pay rent in 2022 are significantly less than the number of average monthly failure to pay rent filings in 2019, prior to the pandemic.

Maryland already has some of the strongest tenant protection laws in the nation and these bills impose additional burdens on small property owners who are already struggling to stay in business. We will continue to work at the state and local levels to help tenants and landlords ensure that rent payments and rental licenses are current and in good standing. However, SB 384 and SB 563 will do little to help tenants and will make it harder for small and family-owned property owners to stay in business.

For these reasons, I have vetoed Senate Bill 384 and Senate Bill 563.

Sincerely,

Lawrence J. Hogan, Jr.  
Governor