



**House Bill 491 – Landlord and Tenant – Repossession for Failure to Pay Rent –
Lead Risk Reduction Compliance**

Position: Oppose

Maryland REALTORS® oppose HB 491 which would now create an issue of fact at trial regarding whether a property is properly registered under a rental registration law or if the property is subject to the lead law.

Currently, landlords must note the registration number of the rental unit as well as the number of the MDE certificate number if the property was inspected under the lead program. However, the form also provides that the landlord can note the property is exempt or not affected by the lead program. By making this issue a fact at trial, landlords who can't produce the registration certificates or show they are exempt could face additional delay in an already long eviction process.

For these reasons, the REALTORS® recommend an unfavorable report.

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