

**MARYLAND JUDICIAL CONFERENCE  
GOVERNMENT RELATIONS AND PUBLIC AFFAIRS**

Hon. Mary Ellen Barbera  
Chief Judge

187 Harry S. Truman Parkway  
Annapolis, MD 21401

**MEMORANDUM**

**TO:** House Environment and Transportation Committee  
**FROM:** Legislative Committee  
Suzanne D. Pelz, Esq.  
410-260-1523  
**RE:** House Bill 821  
Montgomery County Stable Homes Act  
**DATE:** February 12, 2020  
(3/10)  
**POSITION:** Oppose

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The Maryland Judiciary opposes House Bill 821. This bill would add to and amend several provisions of state law governing landlords and tenants in Montgomery County, specifically with regard to evictions.

The Judiciary opposes House Bill 821 because it applies only in Montgomery County. The District Court is a statewide court system designed to provide the uniform application of law to all who come before it. This bill would cause the Landlord Tenant law to apply differently in one jurisdiction out of twenty-four resulting in an inequitable application of the law across the State. The Judiciary believes there should be statewide consistency and equity in how landlord/tenant cases are processed across Maryland.

cc. Montgomery County Delegation  
Judicial Council  
Legislative Committee  
Kelley O'Connor