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PARLIAMENTARIAN

Ways and Means Committee



The Maryland House of Delegates
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THE MARYLAND HOUSE OF DELEGATES
ANNAPOLIS, MARYLAND 21401

March 10, 2020

House Bill 821 Montgomery County Stable Homes Act (MC 12-20)

Dear Colleagues,

I am pleased to present **House Bill 821 Montgomery County Stable Homes Act (MC 12-20)**, which promotes stable housing in Montgomery County for children, families, and residents by requiring a landlord to state a justifiable reason before displacing residents in our community.

Housing is a basic human need. Displacement from a home has a tremendous negative impact on vulnerable residents in our community, and can lead to homelessness, job loss, income insecurity, and increased student transiency, among other negative impacts. Our current system creates an imbalance of power where renters can be discriminated against and often fear retaliation by their landlord when reporting unsafe conditions or requesting necessary repairs. With just 60 days notice and no reason provided, a landlord can remove a tenant from their home. It's critical that we ensure that Montgomery County families are safeguarded from destabilizing and unjust displacement.

I'm proud to reintroduce the Stable Homes Act to protect our residents and vulnerable neighbors, including people with disabilities, immigrants, families with children, and low income individuals, from displacement. The Montgomery County Delegation voted overwhelmingly in favor of HB 821 in 2019 and 2020. This legislation requires a landlord in Montgomery County to provide a justifiable reason before displacing a tenant. Reasons outlined include breach of lease, habitual non-payment of rent, damage to property, disorderly conduct, illegal activity on the premises, or if the landlord seeks to recover the property/remove the rental from the market for certain purposes.

Implementing the Stable Homes Act in Montgomery County is an important step to level the imbalance of power between landlords and tenants, and to ensure any decision to not renew the lease of a tenant is fair and transparent. Stable homes create safe, connected communities, which benefit us all. For these reasons, I urge your favorable vote for **House Bill 821**.

Sincerely,

A handwritten signature in black ink, appearing to read "Jheanelle Wilkins".

Delegate Jheanelle Wilkins