

February 9, 2021

The Honorable William C. Smith Jr.
Senate Judicial Proceedings Committee
Miller Senate Office Building,
2 East Wing 11 Bladen St.,
Annapolis, MD, 21401

RE: Opposition to SB 401 (Landlord-Tenant - Nonrenewal of Lease - Notice Requirements)

Dear Chairman Smith:

The Maryland Building Industry Association, representing 1,100 member firms statewide, appreciates the opportunity to participate in the discussion surrounding SB 401 Landlord-Tenant - Nonrenewal of Lease - Notice Requirements. MBIA **Opposes** the Act in its current version.

Increasing the amount of lead time that a landlord must give a tenant before terminating their tenancy ahead at the end of a lease would place an undue financial burden on landlords that would be required to carry bad tenants passed their expiration. MBIA understands the need to address the housing crisis created by the COVID-19 pandemic but there are numerous reasons that a landlord would wish to get rid of a tenant that have nothing to do with the virus, including property damage, neighborhood complaints, and other nuisances that might exist because a tenant is a poor fit for the location.

Increasing the notification period would limit the ability of landlords to address these issues. We suggest that rather than create a broad piece of legislation that would have large scale consequences outside of the scope of the pandemic the legislature draft more narrowed legislation addressing the specific problems with rent payments and housing create by COVID – 19 that target specific tenants that were affected by the virus.

For these reasons, MBIA respectfully requests the Committee give this measure an unfavorable report. Thank you for your consideration.

For more information about this position, please contact Lori Graf at 410-800-7327 or lgraf@marylandbuilders.org.

cc: Members of the Senate Judicial Proceedings Committee