

March 2, 2021

The Honorable Kumar P. Barve
Environment & Transportation Committee
House Office Building, Room 251,
6 Bladen St., Annapolis, MD, 21401

RE: HB 1272 Real Property – Commercial Lease Addendum – Liquidated Damages

Dear Chairman Barve:

The Maryland Building Industry Association, representing 1,100 member firms statewide, appreciates the opportunity to participate in the discussion surrounding **HB 1272 Real Property – Commercial Lease Addendum – Liquidated Damages**. MBIA **Opposes** the Act in its current version.

This bill would fine landlords that violate a provision of an addendum to a commercial lease a minimum of \$1000. MBIA respectfully opposes this measure. Landlords may not have the financial means to immediately address issues in a lease within a mandated timeframe. This measure would eliminate the flexibility to negotiate directly with tenants and work out payment plans by incentivizing tenants to immediately complain rather than work things out directly with the landlord.

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 House Environment & Transportation Committee