

February 8, 2022

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

RE: Opposition HB 367 Landlord and Tenant – Repossession for Failure to Pay Rent – Rental Assistance Programs

Dear Chairman Barve:

The Maryland Building Industry Association, representing 100,000 employees statewide, appreciates the opportunity to participate in the discussion surrounding **HB 367 Landlord and Tenant – Repossession for Failure to Pay Rent – Rental Assistance Programs**. MBIA **Opposes** the Act in its current version.

This bill would require landlords to inform and apply on the behalf of derelict tenants for rental assistance. MBIA respectfully opposes this measure. Landlords would be prohibited from evicting tenants for 45 days after the application is sent in which could be up to 14 days after rent is overdue. This creates a delay of nearly 2 months in the already lengthy and legally pressing process of re-possessing a property in which a tenant has failed to meet their rental obligations. This means that the additional time and money lost must be calculated into the rent costs when they are set driving up rental prices and exacerbating the shortage of economical housing in the State of Maryland. This makes houses harder to rent out and ultimately drives up costs for renters and further limits the market for landlords.

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