



**House Bill 101 – Landlord and Tenant – Repossession for Failure to Pay Rent – Lead Risk Reduction Compliance**

**Position: Support with Amendment**

Maryland REALTORS® support HB 101 with an amendment clarifying a “valid” registration or license.

As currently drafted, HB 101 requires landlords who file a case for nonpayment of rent to state whether the property is registered or licensed if required by the government. While the REALTORS® do not oppose a requirement to show a property is properly registered, we believe the law should state that a property has a “temporary or current license” rather than a “valid license” as stated in line 30 on page 2.

Under some county registration programs, a landlord will initially receive a “temporary” license while the license is processed by the county government. Certainly, the judge should have discretion to determine whether the landlord had a temporary or current license before renting to the tenant, but a landlord should not lose a legal right simply because a county is slow in processing a rental license.

With these changes, the Maryland REALTORS® supports HB 101.

**For more information contact [bill.castelli@mdrealtor.org](mailto:bill.castelli@mdrealtor.org)**

**Amendment:**

On page 2, line 30, strike “VALID” and insert “TEMPORARY OR CURRENT”