



**Testimony HB 101
January 18, 2022
House Environment and Transportation Committee,
Position: FAVORABLE**

The Community Development Network of Maryland (CDN) is the voice for Maryland’s community development sector and serves nearly 200 member organizations. CDN—focuses on small affordable housing developers, housing counseling agencies and community-based non-profits across the state of Maryland. The mission of CDN is to promote, strengthen and advocate for the community development sector throughout Maryland’s urban, suburban and rural communities. CDN envisions a state in which all communities are thriving and where people of all incomes have abundant opportunities for themselves and their families.

HB 101 would ensure that District Court rent dockets throughout Maryland provide no safe harbor for landlords who operate in violation of the state Reduction in Lead Risk in Housing law and/or local rental licensing ordinances. Similar legislation passed in the House as recently as 2021

HB 101, like HB0174, would effectively bar unlicensed landlords from taking advantage of the court’s specialized, “summary” procedures for eviction for non-payment of rent. This bill goes one step further than HB0174 by targeting non-compliance with Maryland Department of the Environment’s (MDE) lead inspection requirements for rental housing.

By blocking law-breaking landlords’ use of a go-to debt collection process, this bill eliminates the financial incentive to ignore the public safety measures of MDE and city/county housing agencies. HB0101 is a much-needed measure to boost the enforcement of lead inspection and rental licensing requirements.

We urge the Committee to report Favorable on this bill.

Community Development Network of Maryland is a member of the Renters United Maryland coalition and asks that the Committee **issue a report of FAVORABLE on HB 101**. If you have any questions, please contact:

Submitted by Claudia Wilson Randall, Executive Director, Community Development Network