



Bill No: HB 86 -- Landlord and Tenant - Residential Leases - Tenant Rights and Protections (Tenant Protection Act of 2022)

Committee: Environment and Transportation

Date: 1/18/2022

Position: Favorable

The Apartment and Office Building Association of Metropolitan Washington (AOBA) represents members that own or manage more than 23 million square feet of commercial office space and 133,000 apartment rental units in Montgomery and Prince George's Counties. As housing providers, AOBA members support the tenant protections outlined in HB 86.

House Bill 86 would require a housing provider to make certain disclosures to prospective tenants if they use a ratio utility billing system (RUBS); requires that the lease provision is unenforceable if a housing provider fails to make a RUBS disclosure; requires a housing provider to provide a tenant with information to document a bill for certain utilities; provides a tenant organization the right of free assembly in certain areas within an apartment facility during reasonable hours and on reasonable notice to the housing provider and provides for early lease termination for victims of stalking.

AOBA worked with the sponsor on the 2020 version of this bill to amend the act in such a way that it was balanced while maintaining valuable protections for residents. We are pleased to see that Del. Stewart has kept those amendments in the 2022 version of the bill.

AOBA has no issue with the RUBS disclosures required in the bill and will support any technical amendments to clarify the disclosures that must be provided.

For these reasons AOBA supports a favorable report on HB 86.

For further information contact Erin Bradley, AOBA Vice President of Government Affairs, at 301-904-0814 or eradley@aoba-metro.org.