



Bill Title: Senate Bill 100, Real Property – Actions to Repossess – Proof of Rental Licensure

Committee: Judiciary

Date: March 29, 2023

Position: Favorable

This testimony is offered on behalf of the Maryland Multi-Housing Association (MMHA). MMHA is a professional trade association established in 1996, whose membership consists of owners and managers of more than 207,246 rental housing homes in more than 937 apartment communities. Our members house over 667,000 residents of the State of Maryland throughout the entire State of Maryland. MMHA membership also includes more than 216 associate members that supply goods and services to the multi-housing industry. More information is available at <https://www.mmhaonline.org/>

This bill requires a landlord (in a jurisdiction that requires licensure) to plead and demonstrate when filing a written complaint to repossess residential property that the property is either (1) licensed in compliance with applicable local rental licensing requirements or (2) exempt from applicable local rental licensing requirements. As amended, the exemptions to licensing could include actions of a resident which are code violations or disruption by the licensing authority that puts the license in jeopardy. These requirements are generally applicable upon the filing of a failure to pay rent, tenant holding over, or breach of lease action (subject to limited exception, including in circumstances involving a clear and imminent danger). At trial, the landlord must demonstrate to the satisfaction of the court that the property is licensed or exempt. A landlord may provide electronic proof of licensure to satisfy the requirement.

MMHA appreciates the time and engagement of the Sponsor and other stakeholders as we ultimately agreed upon a set of amendments reflected in the bill.

For the foregoing reasons, MMHA respectfully requests a **favorable report on Senate Bill 100.**

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