



House Bill 970

Committee: Environment and Transportation
Date: February 27, 2024
Position: Unfavorable

This testimony is offered on behalf of the Maryland Multi-Housing Association (MMHA). MMHA is a professional trade association established in 1996, whose members consist of owners and managers of more than 210,000 rental properties that house more than 600,000 residents of the State of Maryland. MMHA also represents over 250 associate member companies who supply goods and services to the multi-housing industry.

House Bill 970 (“HB 970”) prohibits a landlord from increasing a tenant's rent, seemingly in perpetuity, if the housing provider sends late notice of a rent increase. MMHA is concerned that HB 970 seeks to arbitrarily punish a housing provider for a situation that is already covered by existing law. For example, a housing provider with a one year lease is required to provide 90 days of notice to the tenant for a rent increase or lease non-renewal. If the housing provider fails to provide that notice, the lease would either transition to a month-to-month lease at the same rental rate or be extended by a longer term delineated in the lease.

Maryland law currently covers the process and situation contemplated by HB 970, and MMHA is concerned that HB 970 seeks to arbitrarily punish housing providers by freezing rent prices in perpetuity due to a late notice that would be rendered insufficient by current law. For this reason, MMHA respectfully requests an unfavorable report on HB 970.