



Senate Bill 992

Date: March 6, 2024

Committee: Environment and Transportation

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 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/>

Senate Bill 992 (“SB 992”) requires a housing provider to provide an additional notice to a resident 14 days prior to the execution of a warrant of restitution and creates a new 10 day reclamation period that would require a housing provider to store a residents property for free. SB 992 further establishes a sheriff deputy as a fact finder and adjudicator of record at the location where a warrant of restitution is being carried out.

SB 992 specifically notes that local jurisdictions may set penalties or legislate in addition to the bill, which has the potential to create a patchwork of penalties and requirements across the state. In addition to potential penalties at the local level, the bill unnecessarily seeks to establish a private right of action that would allow residents to recover actual damages, attorney fees, court costs, and any other remedy the court determines.

Finally, SB 992 is introduced in the wake of an ongoing U.S. District Court case, Todman v. The Mayor and City Council of Baltimore. As this decision is postured for appeal to the U.S. District Court of Appeals, MMHA asks that the Committee allow the legal questions at issue be fully litigated, and judicial process exhausted, before the legislature responds. As such, MMHA respectfully requests an unfavorable report on SB 992.