



## House Bill 86

*Landlord and Tenant – Residential Leases – Tenant Rights and Protections  
(Tenant Protection Act of 2022)*

MACo Position: **SUPPORT**

To: Environment and Transportation Committee

Date: January 18, 2022

From: D’Paul Nibber

The Maryland Association of Counties (MACo) **SUPPORTS** HB 86. Among other necessary and common sense revisions to protect renters, this bill also creates utility billing transparency measures while preserving county autonomy to craft similar policies.

Throughout the COVID-19 pandemic, counties have worked to curb a record number of evictions stemming from pandemic-related job loss and other economic and health factors. These circumstances vary widely based on the local jurisdiction and its housing market and conditions, so a one-size-fits-all approach to this issue could leave our counties lacking in tools they may need to best address this especially challenging housing marketplace.. HB 86 recognizes this possibility and grants counties clear flexibility to craft laws tailored to their jurisdictions, which is a necessary element of a proper statewide plan.

Additionally, many jurisdictions have already developed and enforced laws, including provisions regarding billing transparency, to prevent evictions stemming from late payments for utilities. Under HB 86, these jurisdictions – Baltimore City among them – will not experience an interruption to their current eviction prevention protocols, allowing these local solutions to continue to benefit their communities.

HB 86 is a common sense bill that both lays out necessary protections for tenants and enables counties to maintain their ability to craft policies based on their local needs and conditions. For these reasons, MACo **SUPPORTS** HB 86 and urges a **FAVORABLE** report.