



MARYLAND **MULTI-HOUSING** ASSOCIATION, INC.

## **2023 MMHA Government Affairs Team Maryland General Assembly**

**Session Accomplishments & Industry Savings**

**MMHA'S LEGISLATIVE EFFORTS THIS SESSION SAVED THE INDUSTRY AN AVERAGE OF OVER:**

**\$4,374,779,539**

**“If you’re not doing business with an MMHA member, you should be!”**

# TANGIBLE SAVINGS

01

**SB 970/HB 1292** – Fire Sprinkler Protection. Requires retrofitting of fire sprinklers in apartment buildings. Cost of \$12,000 - \$20,000 or more per unit to retrofit a building.

**Assume 1/3 of existing stock requires retrofits.**

**269,333 apartment homes x \$15,000 (avg) = \$4,039,995,000**

02

**SB 757/HB 303** - Air Conditioning in Rental Units. Effectively requires air conditioning of all rental units in Baltimore City. One member reports that the recent installation of a ductless air conditioning system totaled nearly \$15,000 per unit. If we assume that half of all Baltimore City rental units will require air conditioning and there are 66,400 units (per a March 23, 2023, WBAL Story)

**Assume 1/3 doesn't have air conditioning:**

**22,133 x \$15,000 = \$331,995,000**

03

**HB 1023-Real Property** - Landlord and Tenant - Procedures for Failure to Pay Rent, Breach of Lease, and Tenant Holding Over Requires notice to a resident when a court has issued a warrant of restitution for a failure of a tenant to pay rent, a breach of lease, or a tenant holding over and establishes a 7-day reclamation period for repossession of the resident's personal property.

"Pre-pandemic" 150,000 FTPR cases filed in Baltimore, 7000 evictions performed, however only 1500 tenants were present at eviction- 1% of all evictions.

With 808,000 rental units assume there will be 8080 evictions per year where the resident is present.

Average rent statewide is \$1500 per month- \$49.32 per day.

Multiply rent per day times a 7-day reclamation period a cost of \$345.24 per eviction.

**Assuming 8080 evictions per year x \$345.24 =  
\$2,789,539 per year**

**TOTAL SAVINGS: \$4,374,779,539**

# INTANGIBLE SAVINGS

04

**HB 36/SB 100** Proof of Licensure. This legislation passed and it requires proof of rental licensure for repossession. However, MMHA was able to attach amendments preventing tenants from withholding rent in the event the rental license is out of compliance due to an error of the jurisdiction or the fault of the resident. And, importantly, in the case of multiple units on one license, the bill permits repossession of a unit that has not caused the license to be in violation.

05

**HB 691/SB 807** – Tenant Safety Act. This bill failed. It allowed residents to join in a collective action under the rent escrow statute if substantial defects are similar. The bill exposed housing providers to damages, in addition to attorney's fees.

06

**HB 1016** -Real Property - Residential Lease - Early Termination by Tenant. This bill limited the liability of a resident who terminates a residential lease during the term of the lease. The resident is only for the actual damages incurred by a landlord as a result of the early termination or 2 months' rent, whichever is less. The bill prohibits a landlord from seeking damages against a tenant that terminates a lease under the bill's provisions until 60 days after the tenant vacates the leased premises.

## SPECIFIED INFUSION OF STATE RESOURCES FOR HOUSING PROVIDERS

SB 848/HB 826-Statewide Rental Assistance Voucher Program - Establishes a \$10M per year Statewide Rental Assistance Voucher Program in the Department of Housing and Community Development to provide vouchers and housing assistance payments for low-income families that are on a waiting list under the federal Housing Choice Voucher Program