



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

## **2022 MMHA Government Affairs Team Maryland General Assembly**

**Top 10 Accomplishments & Industry Savings**

**OVER THE PAST TWO YEARS MMHA SAVED THE INDUSTRY A COMBINED:**

**\$1,439,545,912** (yes that is over a billion with a B)

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

01

## UNRECOVERABLE FILING FEES

For the second year in a row, MMHA defeated the Attorney General's attempt to raise filing fees and render them unrecoverable. SB 223/HB 298 would have placed a \$73 unrecoverable surcharge fee on failure to pay rent, breach of lease, and tenant holding over cases. With defeat of the bill, the industry realized an annual savings of \$47,450,000.<sup>i</sup>

02

## MOLD INSPECTIONS

For the second year in a row, MMHA successfully lobbied against mold legislation that would require inspections annually and at change of tenancy. Defeat of SB 320/HB 361 resulted in annual savings of \$242,400,000.<sup>ii</sup>

03

## RENT CONTROL

MMHA once again defeated an archaic rent control policy that would have capped rent increases at 2% for properties built before 1990. Defeat of HB 551 saved the industry \$252,483,840 annually.<sup>iii</sup>

04

## JUST CAUSE EVICTION

MMHA once again defeated a just cause eviction bill. HB 881 would have provided authority to every county in the state to enact their own just cause policies. By defeating HB 881, MMHA protected property rights for its members and ensured that property owners retain autonomy in deciding whether to renew a lease.

05

## FEE INCREASES

MMHA successfully removed fee increases from HB 176, which would have increased the fee for warrants of restitution, breach of lease, tenant holdover, and wrongful detainer cases by \$20 per filing. By exempting the industry from fee increases in the bill, MMHA saved the industry \$4,871,560 annually.<sup>iv</sup>

<sup>i</sup> \$73 full surcharge (because the bill rendered the surcharge fully unrecoverable) x 650,000 filings.

<sup>ii</sup> 808K rental units (per ACS) x \$300 (\$650 average mold inspection cost at Home Advisor)

<sup>iii</sup> Approximately 62% of 808K apartments built in Maryland prior to 1990. 5% increase is considered normal per industry standards and reasonable considering current inflation. Average rent is \$16,800 annually per ACS. Difference in 5% increase and 2% cap is 3%. \$16,800 annually increased by 3% equals \$504 annually. \$504 x (808K x 62%) = \$252,483,840 annually.

<sup>iv</sup> 121,789 filings occurred for warrants of restitution, breach of lease, tenant holdover, and wrongful detainer in the last 6 months of 2019, which would have resulted in a \$2,435,780 savings in 6 months. Annual total is multiplied by 2.

06

## COLLECTIVE ACTIONS

MMHA successfully lobbied against HB 392, which would have allowed one tenant to seek damages on behalf of multiple tenants for certain defects. Similar "collective action" cases in the wage and hour realm, have resulted in verdicts or settlements of \$1M to \$2.5M.

07

## COMPELLED PARTICIPATION AND RENT FORFEITURE

MMHA defeated HB 367, which required landlords to apply for rental assistance on behalf of tenants and required a 45-day wait prior to filing an eviction. MMHA also successfully amended SB 384 to ensure that landlords who choose not to participate in rental assistance programs are not required to forfeit rent owed to them.

08

## ATTORNEY DELAYS

MMHA successfully lobbied against SB 564/HB 691, which would have mandated an indefinite stay of no less than 5 days if a tenant requested an attorney the day of trial.

09

## BED BUGS

MMHA successfully lobbied against SB 529, which included an overly burdensome notice provision, inspection requirements of an affected unit and surrounding units, and treatment requirements that range from \$450 for chemical treatment or \$1,300 for heat.

10

## LOCAL TAX RATES AND MANDATORY ACCESS

Successfully lobbied against HB 310, which would have allowed the Mayor and the City Council of Baltimore City to set special rates for a class or subclass of real property that is subject to the county property tax.

Successfully lobbied against HB 918, a Montgomery County local bill, which would have prohibited a landlord from preventing a cable television company from accessing a dwelling unit for the purpose of constructing, installing, or servicing cable television system equipment if a tenant requested the service.