



THE PRINCE GEORGE'S COUNTY GOVERNMENT

(301) 952-3700
County Council

POSITION STATEMENT

February 5, 2025

SB651 (Sens Muse and Lam) HB709 (Delegate Wilkins, et al.)- Landlord and Tenant- Residential Lease and Holdover Tenancies- Local Good Cause Termination (Eviction)

POSITION:

SUPPORT

This bill authorizes (opt in) a county (including Baltimore City) to enact local laws or ordinances that prohibit a landlord from failing to renew a lease during the lease period or seeking to terminate a holdover tenancy without good cause, as specified. The bill's restrictions only apply when a landlord, in a county that has enacted a local law or ordinance under the bill, owns six or more residential rental units in that county, including any residential rental units that the landlord owns or controls through one or more legal entities. The bill's provisions do not apply to an owner-occupied rental unit.

Key Components:

Specified grounds must constitute good cause in a local law or ordinance adopted under the bill's provisions:

- a tenant committing a substantial breach of the lease or causing substantial damage to the leased premises or another area of the property and, after receiving notice to cure or correct the breach or pay the reasonable cost of repairing the damage, the tenant fails to comply within 14 days;
- a tenant engaging in routine disorderly conduct that disturbs the peace and quiet of other tenants;
- a tenant engaging in illegal activity on the leased premises, another area of the property, or a public right-of-way abutting the leased premises;
- a tenant, without reasonable cause, refusing to grant the landlord access to the leased premises for the purpose of making repairs or improvements or inspecting the leased premises, or as otherwise authorized under the residential lease or applicable law;

- a holdover tenant failing to accept a landlord's offer of a new lease agreement for a term of at least one month but no longer than the term of the lease agreement effective immediately before the holdover tenancy within one month after the landlord makes the offer or a greater period of time as otherwise established by law;
- a tenant repeatedly committing minor violations of the lease that (1) disrupt the livability of the leased premises; (2) interfere with the management of the property; or (3) have an adverse financial impact on the property;
- a tenant habitually failing to pay rent when due, if the tenant has been notified by the landlord in writing that the rent is more than ten days late at least four times in a 12-month period;
- a landlord, in good faith, seeking to recover possession of the leased premises for use by the landlord or the landlord's family, as specified;
- a landlord, after having obtained all necessary permits, seeking to undertake substantial repairs or renovations that cannot be completed while the leased premises are occupied; and
- a landlord, in good faith, seeking to remove the leased premises for at least one year from the rental market.

The bill prohibits a county from adopting additional or alternative grounds for good cause by local law or ordinance. Enacted local laws or ordinances may not require a landlord to demonstrate good cause if a tenant provides notice to the landlord that expresses the tenant's intent not to renew the lease or continue with the holdover tenancy.

For these reasons, the Prince George's County Council supports the aforementioned legislation and urges a **FAVORABLE REPORT**.

Prepared by: The Bellamy Genn Group, LLC
On behalf of Prince George's County Council