

**CITY OF BALTIMORE  
COUNCIL BILL 26-0047R  
(Resolution)**

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Introduced by: Councilmember Ramos  
Cosponsored by: Councilmember Porter  
Introduced and adopted: February 23, 2026

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**A COUNCIL RESOLUTION CONCERNING**

**“Good Cause” Eviction – Request for State Action**

FOR the purpose of calling on the Maryland General Assembly to pass HB 744/SB 462, Landlord and Tenant – Residential Leases and Holdover Tenancies – Local Good Cause Termination (Good Cause Eviction), which would allow local jurisdictions to enact “good cause” eviction laws and protect residents from arbitrary, discriminatory, or retaliatory displacement from their homes and communities.

**Recitals**

All Marylanders deserve the chance to put down roots in their communities. However, a disproportionate number of Baltimore City residents are under the constant threat of homelessness or displacement from no-cause eviction. In Fiscal Year 25, 4,460 no-cause evictions were filed in Maryland – a more than 40% increase from years prior to the COVID-19 pandemic. These evictions disproportionately impact Black and Latine families, essential workers, and those with service jobs. Evictions can cause residents to lose their jobs, separate children from their current school, and result in adverse health care outcomes.

“Good cause” eviction laws prevent tenants from being evicted without violating their lease or otherwise presenting a valid reason to be evicted. Maryland is one of 5 states that prohibit local jurisdictions from passing “good cause” eviction laws, even though “good cause” laws have been passed in 8 states and over 23 localities.

During the COVID-19 pandemic, in response to the growing need for housing security, the Baltimore City Council introduced a temporary emergency measure that required landlords to offer a renewal for residential leases unless “just cause”, now known as “good cause”, was provided.

During the short time the City law was effective, the City Council did not observe any of the pitfalls that critics of the law predicted. The City’s “just cause” legislation did not prevent a landlord from evicting a tenant that had violated the terms of their lease or otherwise posed a threat to the community. The City Council was able to provide relief and security to Baltimore renters without causing undue hardship elsewhere.

“Good cause” eviction legislation would empower Baltimore City and all other jurisdictions in Maryland to enact policies that are better suited to meet the demands of its local housing market and the needs of its residents.

EXPLANATION: Underlining indicates matter added by amendment.  
~~Strike out~~ indicates matter deleted by amendment.

**Council Bill 26-0047R**

1       **NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF BALTIMORE**, That the  
2 Baltimore City Council calls on the Maryland General Assembly to pass HB 744/SB 462,  
3 Landlord and Tenant – Residential Leases and Holdover Tenancies – Local Good Cause  
4 Termination (Good Cause Eviction), which would allow local jurisdictions to enact “good cause”  
5 eviction laws and protect residents from arbitrary, discriminatory, or retaliatory displacement  
6 from their homes and communities.

7       **AND BE IT FURTHER RESOLVED**, That a copy of this Resolution be sent to the Mayor of  
8 Baltimore City, the Governor of Maryland, the President of the Maryland Senate, the Speaker of  
9 the Maryland House of Delegates, the Chair and members of the House Environment and  
10 Transportation Committee, the Chair and members of the Senate Judicial Proceedings  
11 Committee, the Baltimore City Senate and House Delegations to the General Assembly, the  
12 Baltimore City Council President, and the Mayor’s Legislative Liaison to the City Council.