

**CITY OF BALTIMORE
COUNCIL BILL 22-0093R
(Resolution)**

Introduced by: Councilmember Ramos, Middleton, Bullock
Introduced and adopted: February 22, 2022

A COUNCIL RESOLUTION CONCERNING

Request for State Action - Stability for Renters

FOR the purpose of calling on calling on the Maryland General Assembly to pass and for Governor Lawrence J. Hogan to sign legislation that would provide stability to renters as a matter of fundamental fairness during these economically-challenging times.

1. HB 881: Landlord and Tenant – Residential Leases and Holdover Tenancies – Local Just Cause Termination Provisions.

HB 881 will provide Baltimore City and other local jurisdictions the authority to enact local “just cause” eviction ordinances. Just cause eviction ordinances protect renters from arbitrary or retaliatory lease terminations that destabilize the lives of working people, their children, and their communities.

2. SB 384/HB 674: Landlord and Tenant – Stay of Eviction Proceeding for Rental Assistance Determination.

SB 384/HB 674 will authorize the court to temporarily pause eviction proceedings when a rental assistance application is pending. It will also prevent landlords who refuse rental assistance from using court processes to collect rent. Maryland has seen an average of 705 evictions per month in the last half of 2021 despite having enough federal rental assistance to pay any back rent due.

3. SB 662/HB 724: Access to Counsel in Evictions Special Fund – Funding.

SB 662/HB724 will transfer \$11.8 million to the State’s Access to Counsel in Evictions Special Fund to expand access to legal representation for renters in eviction cases in FY 23. Right to counsel in evictions is a proven, cost-effective means of preventing the disruptive displacement of families facing eviction.

4. SB563/HB 703: Real Property – Actions to Repossess – Judgment for Tenants and Proof of Rental Licensure.

SB 563/HB 703 will require landlords to show proof that they are licensed to lease the residential property that is subject to an eviction action. Baltimore City’s rental licensing ordinance protects the health and safety of tenants and neighborhoods. Landlords should not be allowed to initiate any eviction unless they are licensed.

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

Council Bill 22-0093R

1 5. SB 564/HB 691: Landlord and Tenant and Wrongful Detainer Actions – Eviction
2 Prevention Services.

3 SB 564/HB 691 will allow renters facing eviction to seek a postponement of the trial for
4 5 days to connect with rental assistance, legal assistance, mediation or other social
5 services. Renters often receive little notice of their eviction trial date and need the ability
6 to access resources that could help them to avoid eviction.

7 **NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF BALTIMORE,** That the
8 Baltimore City Council urges the Maryland General Assembly and Governor Lawrence J. Hogan
9 to immediately take all necessary action to pass HB881; SB 384/HB 674; SB 662/HB 724;
10 SB 563/HB 703; and SB 564/HB 691 to provide stability to renters in these uncertain times.

11 **AND BE IT FURTHER RESOLVED,** That a copy of this Resolution be sent to the Mayor, the
12 Governor of Maryland, the Secretary of the Department of Budget and Management, the
13 President of the Maryland Senate, the Speaker of the Maryland House of Delegates, the
14 Baltimore City Delegation to the General Assembly, the Baltimore City Council President, the
15 President’s legislative staff, and the Mayor’s Legislative Liaison to the City Council.