



#MDHousingJustice

BREAK DOWN THE WALL

Emergency renter protections

STRUCTURAL REFORMS

Eviction Diversion Program

Right to Counsel in Evictions

Eviction Surcharge (2)

Proof of rental license and lead certificate
in rent court (Baltimore City, Prince
George's CO., Anne Arundel Co.) (2)

Nonrenewal of Lease - Notice
Requirements

Failure to Pay – Notice Requirements (2)

ACCESS TO HOUSING

Eviction Records Sealing (3)

Maryland Consumer Reporting Act –
Regulations

Screening of Tenants and Renewal of
Tenancy - Standards

Reusable Tenant Screening Reports

EMPOWERED RENTERS

Tenant Protection Act

Candidates' Access to Apartment Buildings

STABLE HOUSING

Montgomery Co. Stable Homes Act

Rent Increase Restrictions

Mold Inspections Standards

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Right to Counsel in Evictions (HB18)

- ◇ Sen. Hettleman – Senate Judicial Proceedings
- ◇ Del. Fisher – House Judiciary
 - ◇ Income eligible tenants would have right to a lawyer in any eviction case, including subsidy terminations, illegal lock-outs, and “constructive evictions” (uninhabitability)
 - ◇ Est. “Right to Counsel Fund” and RTC Taskforce
 - ◇ Implement by 2025 across Maryland

How it started



How it's going



Access to Counsel in Evictions (HB18)

- ◇ Income eligible tenants would have *access* to a lawyer in any eviction case, including subsidy terminations, illegal lock-outs, and “constructive evictions” (uninhabitability)
- ◇ Est. “*Access* to Counsel Fund” and ATC Taskforce
- ◇ *Try to* implement by 2025 across Maryland
- ◇ **No certain funding mechanism**
- ◇ **TBD**: Signed/Vetoed by Governor?

Pre-Litigation Eviction Notice

- ◆ Lease Non-renewal/Expiration: increased notice period from 30 days to 60 days (SB 401)
- ◆ Failure to Pay Rent: est. 10-day notice and cure period before landlord can file “FTPR” eviction action in court.
 - ◆ Notice that rent is late, amount is due within 10 days, legal and financial resources, mediation and Help Center info
 - ◆ Instead of starting litigation on 6th of month, many actors will wait until 16th: increased likelihood of pre-trial payment

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