

MAHC BILL TRACKING LIST - 2/7/2021						
Bill	Crossfile	F&PN	Sponsors	Title & Synopsis	Status	Upcoming Hearings
HB 18	SB 154	Link	W. Fisher	<p>Landlord and Tenant - Eviction Action - Right to Counsel</p> <p>Establishing that certain individuals have a right to legal representation in eviction proceedings; establishing the Right to Counsel in Evictions Coordinator to organize and direct services and resources to provide covered individuals with legal representation for a judicial or administrative proceeding; providing for the legal representation of certain individuals in certain proceedings and civil matters by certain organizations; providing for outreach and education regarding tenants' rights b...</p>	In the House - Hearing 2/17 at 1:30 p.m. (1/26)	Hearing 2/17 at 1:30 p.m. @Judiciary
SB 154	HB 18	Link	Hettleman	<p>Landlord and Tenant - Eviction Action - Right to Counsel</p> <p>Establishing that certain individuals have a right to legal representation in eviction proceedings; establishing the Right to Counsel in Evictions Coordinator to organize and direct services and resources to provide covered individuals with legal representation for a judicial or administrative proceeding; providing for the legal representation of certain individuals in certain proceedings and civil matters by certain organizations; providing for outreach and education regarding tenants' rights b...</p>	In the Senate - Hearing 1/28 at 11:00 a.m. (Judicial Proceedings) (12/28)	
HB 31			Clippinger	<p>Courts - Surcharges and Payment to Rental Assistance Programs</p> <p>Increasing certain surcharges on certain fees, charges, and costs in certain civil cases in the circuit courts and the District Court; requiring that certain surcharges collected be equally deposited into the Maryland Legal Services Corporation Fund and directed toward rental assistance programs in the State; prohibiting the surcharge for a certain summary ejection case from being passed on to a tenant by the court or by a landlord; etc.</p>	In the House - Hearing 2/17 at 1:30 p.m. (1/26)	Hearing 2/17 at 1:30 p.m. @Judiciary

Bill	Crossfile	F&PN	Sponsors	Title & Synopsis	Status	Upcoming Hearings
HB 49		Link	Rosenberg	<p>Landlord and Tenant - Repossession for Failure to Pay Rent - Lead Risk Reduction Compliance</p> <p>Requiring an action for repossession for failure to pay rent to contain certain statements on whether the property is registered or licensed under local law and is an affected property under certain lead-based paint abatement laws; authorizing a court to adjourn a certain trial to enable either party to obtain documents or certain other proof under certain circumstances; repealing a certain prohibition against raising as an issue of fact a landlord's compliance with certain lead-based paint abatement...</p>	In the House - Hearing 1/26 at 1:30 p.m. (12/22)	
HB 50		Link	Stewart	<p>Landlord and Tenant - Residential Leases - Tenant Rights and Protections (Tenant Protection Act of 2021)</p> <p>Requiring a landlord to make a certain disclosure to prospective tenants if the landlord uses a ratio utility billing system; requiring that a certain lease provision is unenforceable if a landlord fails to make a certain disclosure; requiring a landlord to provide a tenant with information to document a bill for certain utilities; providing that a tenant organization has the right of free assembly in certain areas within an apartment facility during reasonable hours and on reasonable notice to the...</p>	In the House - Hearing 1/26 at 1:30 p.m. (12/22)	
HB 52	SB 454		Wells	<p>Real Property - Alterations in Actions for Repossession and Establishment of Eviction Diversion Program</p> <p>Establishing the Eviction Diversion Program in the District Court to reduce the incidence of judgments for repossession of residential property and to promote continuity of housing; requiring the Chief Judge of the District Court to establish a Program in a District Court sitting in a county that processed 10,000 or more claims for repossession of residential property in fiscal year 2019; requiring that a landlord provide a certain written statement to a tenant within 5 days of receiving a certain...</p>	In the House - Hearing 2/17 at 1:30 p.m. (Judiciary) (1/26)	Hearing 2/17 at 1:30 p.m. (Judiciary)@Judiciary

Bill	Crossfile	F&PN	Sponsors	Title & Synopsis	Status	Upcoming Hearings
SB 454	HB 52		Sydnor	<p>Real Property - Alterations in Actions for Repossession and Establishment of Eviction Diversion Program</p> <p>Establishing the Eviction Diversion Program in the District Court to reduce the incidence of judgments for repossession of residential property and to promote continuity of housing; requiring the Chief Judge of the District Court to establish a Program in a District Court sitting in a county that processed 10,000 or more claims for repossession of residential property in fiscal year 2019; requiring that a landlord provide a certain written statement to a tenant within 5 days of receiving a certain...</p>	In the Senate - Hearing 2/09 at 1:00 p.m. (1/25)	Hearing 2/09 at 1:00 p.m. @ Judicial Proceedings
HB 60		Link	Wilkins	<p>Income Tax - Green Buildings Tax Credit - Multifamily Housing</p> <p>Allowing a credit against the State income tax for certain costs, paid or incurred after July 1, 2021, by an owner of certain multifamily housing to meet certain energy and water efficiency standards; requiring the Maryland Energy Administration to issue an initial tax credit certificate on application of the owner under certain circumstances and subject to certain limitations; prohibiting the Administration from issuing tax credit certificates totaling more than \$1,000,000 in aggregate; etc.</p>	In the House - Hearing 1/21 at 1:30 p.m. (12/22)	
HB 64		Link	Henson	<p>Labor and Employment - Occupational Safety and Health - Handwashing Facilities on Construction Sites</p> <p>Requiring employers operating construction sites in the State to provide an adequate handwashing facility on the construction sites; requiring that the handwashing facilities include potable water, be in an accessible location, be adequate for the number of workers, and be maintained in a clean and sanitary condition; requiring the employers to allow workers on the construction sites to have reasonable access to the handwashing facilities during the workday; etc.</p>	In the House - Hearing 1/28 at 1:30 p.m. (1/18)	

Bill	Crossfile	F&PN	Sponsors	Title & Synopsis	Status	Upcoming Hearings
HB 70	SB 77	Link	Rogers	<p>Energy Efficiency - Net-Zero Homes - Contract Preferences</p> <p>Requiring the Department of Housing and Community Development to give preference to applications for funding for a net-zero home from the Energy-Efficient Homes Construction Fund that will use the services of small, minority, women-owned, and veteran-owned businesses in the clean energy industry, particularly those businesses that provide employment for individuals trained through workforce development programs supported by the Strategic Energy Investment Fund and the Clean Energy Workforce Account...</p>	In the House - Favorable Report by Environment and Transportation (2/8)	
SB 77	HB 70	Link	Griffith	<p>Energy Efficiency - Net-Zero Homes - Contract Preferences</p> <p>Requiring the Department of Housing and Community Development to give preference to applications for funding for a net-zero home from the Energy-Efficient Homes Construction Fund that will use the services of small, minority, women-owned, and veteran-owned businesses in the clean energy industry, particularly those businesses that provide employment for individuals trained through workforce development programs supported by the Strategic Energy Investment Fund and the Clean Energy Workforce Account...</p>	In the Senate - Hearing 2/09 at 1:00 p.m. (1/22)	Hearing 2/09 at 1:00 p.m. @ Education, Health, and Environmental Affairs
HB 74	SB 198	Link	Brooks	<p>Income Tax - Credit for Energy Efficiency Upgrades - Passive Houses</p> <p>Allowing a credit against the State income tax for certain costs, paid or incurred after July 1, 2021, by an owner of certain residential property for certain energy efficiency upgrades and for which the owner obtains a tax credit certificate from the Maryland Energy Administration; prohibiting a taxpayer from claiming the tax credit in a taxable year in which the Governor declares a certain state of emergency; requiring the Administration to report on the tax credits issued to the Comptroller o...</p>	In the House - Hearing 1/14 at 1:30 p.m. (12/22)	

Bill	Crossfile	F&PN	Sponsors	Title & Synopsis	Status	Upcoming Hearings
SB 198	HB 74	Link	Kramer	<p>Income Tax - Credit for Energy Efficiency Upgrades - Passive Houses</p> <p>Allowing a credit against the State income tax for certain costs, paid or incurred after July 1, 2021, by an owner of certain residential property for certain energy efficiency upgrades and for which the owner obtains a tax credit certificate from the Maryland Energy Administration; prohibiting a taxpayer from claiming the tax credit in a taxable year in which the Governor declares a certain state of emergency; requiring the Administration to report on the tax credits to the Comptroller on or before...</p>	In the Senate - Hearing 1/26 at 1:00 p.m. (12/22)	
HB 82	SB 151	Link	W. Fisher	<p>Constitutional Amendment - Environmental Rights</p> <p>Proposing an amendment to the Maryland Constitution to establish that every person has an inalienable right to a healthful environment; declaring that the State's natural resources are the common property of every person and the State is the trustee of the natural and historic resources of the State; establishing that every person has the right to intervene in an action brought by the State or a political subdivision to protect certain rights; submitting the amendment to the qualified voters of the...</p>	In the House - Hearing 1/20 at 1:30 p.m. (12/22)	
SB 151	HB 82	Link	Patterson	<p>Constitutional Amendment - Environmental Rights</p> <p>Proposing an amendment to the Maryland Constitution to establish that every person has an inalienable right to a healthful environment; declaring that the State's natural resources are the common property of every person and the State is the trustee of the natural and historic resources of the State; establishing that every person has the right to intervene in an action brought by the State or a political subdivision of the State to protect certain rights; submitting the amendment to the qualified...</p>	In the Senate - Hearing 1/26 at 1:00 p.m. (Judicial Proceedings) (12/28)	

Bill	Crossfile	F&PN	Sponsors	Title & Synopsis	Status	Upcoming Hearings
HB 90	SB 687	Link	Lierman	<p>State and Local Housing Programs - Affirmatively Furthering Fair Housing</p> <p>Requiring the Department of Housing and Community Development to report to the General Assembly and the Governor by December 1 each year on the total of households receiving certain financial assistance disaggregated by race, disability status, and income; requiring the Department to administer its programs related to housing and community development to affirmatively further fair housing and prohibiting the Department from taking any action that is materially inconsistent with the duty to affirmatively...</p>	In the House - Hearing 1/26 at 1:30 p.m. (12/22)	
SB 687	HB 90	Link	Smith	<p>State and Local Housing Programs - Affirmatively Furthering Fair Housing</p> <p>Requiring the Department of Housing and Community Development to report to the General Assembly and the Governor by December 1 each year on the total of households receiving certain financial assistance disaggregated by race, disability status, and income; requiring the Department to administer its programs related to housing and community development to affirmatively further fair housing and prohibiting the Department from taking any action that is materially inconsistent with the duty to affirmatively...</p>	In the Senate - Hearing 2/09 at 1:00 p.m. (2/3)	Hearing 2/09 at 1:00 p.m. @ Education, Health, and Environmental Affairs
HB 97	SB 66	Link	Lierman	<p>Department of Housing and Community Development - Office of Digital Inclusion - Established (Digital Connectivity Act of 2021)</p> <p>Establishing the Office of Digital Inclusion in the Department of Housing and Community Development to ensure that every resident of the State is supported by high-quality broadband Internet service at an affordable price, and has the tools necessary to use and take advantage of the Internet; requiring the Governor to appoint the Director of the Office; requiring the Office to develop, by July 1, 2022, a statewide plan to ensure all State residents have the ability to connect to reliable broadband...</p>	In the House - Hearing 1/26 at 1:30 p.m. (1/12)	

Bill	Crossfile	F&PN	Sponsors	Title & Synopsis	Status	Upcoming Hearings
SB 66	HB 97	Link	Elfreth	<p>Department of Housing and Community Development - Office of Digital Inclusion - Established (Digital Connectivity Act of 2021)</p> <p>Establishing the Office of Digital Inclusion in the Department of Housing and Community Development to ensure that every resident of the State is supported by high-quality broadband Internet service at an affordable price and has the tools necessary to use and take advantage of the Internet; requiring the Governor to appoint the Director of the Office; requiring the Office to develop, by July 1, 2022, a statewide plan to ensure all State residents have the ability to connect to reliable broadband...</p>	In the Senate - Hearing 2/09 at 1:00 p.m. (Education, Health, and Environmental Affairs) (1/22)	Hearing 2/09 at 1:00 p.m. (Education, Health, and Environmental Affairs)@Education, Health, and Environmental Affairs
HB 104	SB 401	Link	Stewart	<p>Landlord-Tenant - Nonrenewal of Lease - Notice Requirements</p> <p>Altering the period of time prior to the expiration of a tenancy that a landlord is required to notify a tenant, in writing, of the intent to terminate a tenancy upon expiration, subject to certain conditions; applying the notice provisions Statewide; and applying the Act to any residential lease executed in the State on or after October 1, 2021, and beginning October 1, 2021, to any residential lease executed before October 1, 2021 which has expired and resulted in a holdover tenancy on or after...</p>	In the House - Hearing 1/26 at 1:30 p.m. (12/22)	
SB 401	HB 104	Link	Carter	<p>Landlord-Tenant - Nonrenewal of Lease - Notice Requirements</p> <p>Altering the period of time prior to the expiration of a tenancy that a landlord is required to notify a tenant, in writing, of the intent to terminate a tenancy upon expiration, subject to certain conditions; applying the notice provisions statewide; and applying the Act to any residential lease executed in the State on or after October 1, 2021, and, beginning October 1, 2021, to any residential lease executed before October 1, 2021, which has expired and resulted in a holdover tenancy on or after...</p>	In the Senate - Hearing 2/09 at 1:00 p.m. (1/18)	Hearing 2/09 at 1:00 p.m. @Judicial Proceedings

Bill	Crossfile	F&PN	Sponsors	Title & Synopsis	Status	Upcoming Hearings
HB 105		Link	Henson	<p>Department of Housing and Community Development - Community Development Administration - Compliance Monitoring Reporting</p> <p>Requiring the Community Development Administration of the Department of Housing and Community Development to prepare a certain report on compliance monitoring for low-income housing tax credits and certain multifamily rental assistance programs by September 1 each year; requiring certain reports to include certain information, comments, and feedback; and requiring the Department to maintain on its website copies of certain reports, certain instructions, and a certain data dashboard.</p>	In the House - Hearing 1/26 at 1:30 p.m. (12/22)	
HB 112			Henson	<p>Residential Property - Eviction Proceedings - Sealing of Court Records</p> <p>Requiring the District Court to seal all court records relating to an eviction proceeding for 30 days or 3 years, subject to a certain exception, after the final resolution of an eviction proceeding, as determined by certain factors; authorizing the District Court to seal court records relating to an action of eviction at any time on a motion by the tenant if the tenant makes a certain demonstration by a preponderance of the evidence or if the District Court makes a certain determination; etc.</p>	In the House - Hearing 2/17 at 1:30 p.m. (1/26)	Hearing 2/17 at 1:30 p.m. @Judiciary
HB 129	SB 70	Link	Henson	<p>Environment - Mold Inspections - Standards, Reporting, and Penalties</p> <p>Requiring the Department of the Environment, in consultation with the Maryland Department of Health, the Department of Housing and Community Development, and the Department of General Services, to adopt certain regulations on or before June 1, 2023, establishing uniform standards for mold assessment and remediation in certain rental dwelling units; requiring the Department of the Environment to maintain a certain registry and to develop and make available certain resource materials; requiring a certain...</p>	In the House - Hearing 1/20 at 1:30 p.m. (12/22)	

Bill	Crossfile	F&PN	Sponsors	Title & Synopsis	Status	Upcoming Hearings
SB 70	HB 129	Link	Patterson	<p>Environment - Mold Inspections - Standards, Reporting, and Penalties</p> <p>Requiring the Department of the Environment, in consultation with the Maryland Department of Health, the Department of Housing and Community Development, and the Department of General Services, to adopt certain regulations on or before June 1, 2023, establishing uniform standards for mold assessment and remediation; requiring the Department of the Environment to maintain a certain registry and to develop and make available on its website and in print certain resource materials; requiring a certain...</p>	In the Senate - Hearing 1/28 at 11:00 a.m. (1/6)	
HB 239	SB 73	Link	Rogers	<p>State Real Estate Commission - Property Managers - Registration</p> <p>Requiring a person who provides property management services to be registered as a property manager by the State Real Estate Commission before practicing in the State; prohibiting the providing of, attempting to provide, or offering to provide property management services unless registered with the Commission as a property manager; subjecting violators of this prohibition to a civil fine of not more than \$1,000; requiring certain property managers to be covered by a certain surety bond; etc.</p>	In the House - Favorable with Amendments Report by Economic Matters (2/5)	
SB 73	HB 239	Link	Young	<p>State Real Estate Commission - Property Managers - Registration</p> <p>Requiring a person who provides property management services to be registered as a property manager by the State Real Estate Commission before practicing in the State; prohibiting the providing of, attempting to provide, or offering to provide property management services unless registered with the Commission as a property manager; subjecting violators of this prohibition to a civil fine of not more than \$1,000; requiring certain property managers to be covered by a certain surety bond; etc.</p>	In the Senate - Hearing 2/09 at 1:00 p.m. (1/22)	Hearing 2/09 at 1:00 p.m. @ Education, Health, and Environmental Affairs

Bill	Crossfile	F&PN	Sponsors	Title & Synopsis	Status	Upcoming Hearings
HB 379	SB 462	Link	Charkoudian	Public Utilities - Low-Income Housing - Energy Performance Targets Requiring the Public Service Commission, for the 2021-2023 program cycle, by regulation or order, to the extent that the Commission determines that low-income programs are available, to require the Department of Housing and Community Development to procure or provide for electricity customers energy efficiency and conservation programs and services designed to achieve a target annual incremental gross energy savings of at least 1% per year starting in 2022; etc.	In the House - Hearing 2/04 at 1:30 p.m. (1/18)	
SB 462	HB 379	Link	Feldman	Public Utilities - Low-Income Housing - Energy Performance Targets Requiring the Public Service Commission, for the 2021-2023 program cycle, by regulation or order, to the extent that the Commission determines that low-income programs are available, to require the Department of Housing and Community Development to procure or provide for electricity customers energy efficiency and conservation programs and services designed to achieve a target annual incremental gross energy savings of at least 1% per year starting in 2022; etc.	In the Senate - Hearing 2/16 at 1:00 p.m. (1/24)	Hearing 2/16 at 1:00 p.m. @ Finance
HB 451			Henson	Requiring certain local jurisdictions to adopt provisions for the remote video inspection of certain residential rental property under certain circumstances; requiring a local provision adopted	In the House - Hearing 2/2 at 1:30pm E&T	
HB 499			Rosenberg	Establishing the Rental Housing Restitution Fund to provide rental assistance and legal assistance to individuals facing a potential rental residential property eviction; requiring the Attorney General to administer the Fund; requiring the State Treasurer to hold the Fund and the Comptroller to account for the Fund;	In the House - Hearing 2/2 at 1:30pm E&T	
HB 515			Carr	Prohibiting a person from preventing a candidate from accessing apartment buildings to campaign for elected office, register voters, or distribute campaign material, except under certain circumstances; authorizing a person to impose certain limitations on the ability of a candidate to access an apartment building or individual dwelling unit	In the House - Hearing 2/2 at 1:30pm E&T	

Bill	Crossfile	F&PN	Sponsors	Title & Synopsis	Status	Upcoming Hearings
HB 560			Fennell	Expanding the housing policy of the State to include providing for fair housing to all citizens regardless of reentry-into-society status; prohibiting a person from refusing to sell or rent a dwelling to any person because of reentry-into-society status; prohibiting a person from discriminating against any person in the terms, conditions, or privileges of the sale or rental of a dwelling because of reentry-into-society status; etc	1st Reading - E&T	
HB 523			Attar	Baltimore City - Repossession for Failure to Pay Rent - Registration and License Information Requiring a landlord, at the time of filing a certain complaint in an action for repossession for failure to pay rent in Baltimore City, to be in compliance with certain local license requirements and certain lead-based paint abatement laws; providing that a landlord has the burden of proving, by a certain standard of evidence, that a property is in compliance with certain local license requirements; authorizing a landlord to provide an electronic copy of a license as proof of compliance with certain...	In the House - Hearing 2/17 at 1:30 p.m. (1/31)	Hearing 2/17 at 1:30 p.m. @Judiciary
HB 524			Lehman	Anne Arundel County and Prince George's County - Repossession for Failure to Pay Rent - Rental Property License Information Requiring a landlord or a landlord's duly authorized agent, at the time of filing a certain complaint for repossession for failure to pay rent in Anne Arundel County or Prince George's County, to submit for inspection by the clerk of the District Court records demonstrating that the property is compliant with certain rental property licensing requirements; specifying that a certain provisional or temporary license is insufficient to satisfy the requirement; etc.	In the House - First Reading Judiciary (1/15)	
HB 697			Williams	Residential Property - Eviction Proceedings - Shielding of Court Records Requiring a court to shield certain court records relating to an action involving certain residential property on the commencement of the action; requiring a court to cease shielding certain records if the court issues a warrant of restitution or warrant of possession to a certain party, except under certain circumstances; authorizing the release of shielded records under certain circumstances; requiring a summons issued for a certain cause of action to contain a certain statement in a certain form;...	In the House - Hearing 2/17 at 1:30 p.m. (1/26)	Hearing 2/17 at 1:30 p.m. @Judiciary

Bill	Crossfile	F&PN	Sponsors	Title & Synopsis	Status	Upcoming Hearings
HB 729	SB 530		The Speaker	<p>Landlord and Tenant - Eviction Actions - Filing Surcharge and Prohibited Lease Provisions</p> <p>Increasing, from not more than \$18 to not less than \$120, the surcharge that the District Court is required to assess per civil case for summary ejection, tenant holding over, and breach of lease that seeks a judgment for possession of residential property against a residential tenant; requiring the District Court to assess the surcharge against a landlord and prohibiting the court from awarding or assigning the surcharge against a residential tenant; etc.</p>	In the House - Hearing 2/17 at 1:30 p.m. (1/26)	Hearing 2/17 at 1:30 p.m. @Judiciary
SB 530	HB 729		President	<p>Landlord and Tenant - Eviction Actions - Filing Surcharge and Prohibited Lease Provisions</p> <p>Increasing, from not more than \$18 to not less than \$120, the surcharge that the District Court is required to assess per civil case for summary ejection, tenant holding over, and breach of lease that seeks a judgment for possession of residential property against a residential tenant; requiring the District Court to assess the surcharge against a landlord and prohibiting the court from awarding or assigning the surcharge against a residential tenant; etc.</p>	In the Senate - Hearing 2/18 at 11:00 a.m. (1/27)	Hearing 2/18 at 11:00 a.m. @Judicial Proceedings
HB 785			Terrasa	<p>Landlord and Tenant - Commencement of Action to Repossess for Failure to Pay Rent - Required Notice and Grace Period</p> <p>Requiring a landlord or a duly authorized agent of a landlord to provide written notice to a tenant by first-class mail, return receipt requested if the landlord desires to repossess for failure to pay rent; and specifying that a landlord or duly authorized agent of a landlord may file a written complaint to repossess for failure to pay rent no sooner than 10 days after the tenant receives written notice that the rent is unpaid.</p>	In the House - Hearing 2/16 at 1:30 p.m. (2/2)	Hearing 2/16 at 1:30 p.m. @Environment and Transportation
HB 830			Lierman	<p>Community Development Administration - Financial Assistance Programs - Prohibitions</p> <p>Prohibiting the Community Development Administration from requiring the use of long-term tax-exempt bonds to qualify for Rental Housing Works loans or otherwise conditioning the award of financial assistance under an affordable housing program administered by the Administration on the use of any other Administration resource.</p>	In the House - First Reading Appropriations (1/29)	

Bill	Crossfile	F&PN	Sponsors	Title & Synopsis	Status	Upcoming Hearings
HB 861	SB 691		Palakovich Carr	<p>Real Property - Landlord and Tenant - Reusable Tenant Screening Reports</p> <p>Requiring that a reusable tenant screening report contain certain information regarding a prospective tenant; requiring a landlord that does not accept a reusable tenant screening report to notify prospective tenants in a certain manner; requiring a landlord that maintains a website for certain purposes to state whether the landlord accepts reusable tenant screening reports on the homepage of the website; prohibiting a landlord that accepts a reusable tenant screening report from assessing certain...</p>	In the House - Hearing 2/16 at 1:30 p.m. (2/2)	Hearing 2/16 at 1:30 p.m. @Environment and Transportation
SB 691	HB 861		Hettleman	<p>Real Property - Landlord and Tenant - Reusable Tenant Screening Reports</p> <p>Requiring that a reusable tenant screening report contain certain information regarding a prospective tenant; requiring a landlord that does not accept a reusable tenant screening report to notify prospective tenants in a certain manner; requiring a landlord that maintains a website for certain purposes to state whether the landlord accepts reusable tenant screening reports on the homepage of the website; prohibiting a landlord that accepts a reusable tenant screening report from assessing certain...</p>	In the Senate - Hearing 2/24 at 12:00 p.m. (2/4)	Hearing 2/24 at 12:00 p.m. @Judicial Proceedings
HB 960			Conaway	<p>Landlord and Tenant - Lease Agreements - Estoppel Certificates and Subordination, Non-Disturbance, and Attornment Agreements</p> <p>Prohibiting a landlord from using a lease containing an estoppel certificate or a subordination, non-disturbance, and attornment agreement or requiring a tenant to agree to sign an estoppel certificate or a subordination, non-disturbance, and attornment agreement as a provision of a lease; providing that the Act may not be construed to prohibit a landlord from requesting that a tenant sign a certain separate certificate or agreement; and providing that the Act may not impair an existing obligation...</p>	In the House - Hearing 2/19 at 1:30 p.m. (2/4)	Hearing 2/19 at 1:30 p.m. @Environment and Transportation

Bill	Crossfile	F&PN	Sponsors	Title & Synopsis	Status	Upcoming Hearings
HB 1010			Prince George's County Delegation	<p>Prince George's County - Payment in Lieu of Taxes Agreements - Low-Income Housing PG 415-21</p> <p>Authorizing the governing body of Prince George's County to enter into an agreement with an owner of real property who is engaged in constructing or operating housing structures or projects for the payment of a negotiated amount in lieu of county property taxes on the property; requiring property that is subject to a payment in lieu of taxes agreement to be used for a housing structure or project that is constructed or rehabilitated under certain programs or acquired under a Right of First Refusal...</p>	In the House - First Reading Environment and Transportation (2/5)	
HB 1070			Boyce	<p>Baltimore City - Landlord and Tenant - Repossession for Failure to Pay Rent</p> <p>Repealing and adding certain provisions in the Public Local Laws of Baltimore City concerning landlord and tenant law and the repossession of rental property for failure to pay rent; establishing procedures for repossession by a landlord when a tenant fails to pay rent when due; specifying the contents of a certain notice of default and a complaint for summary ejection; and requiring a sheriff to serve a certain summons in a certain manner.</p>	In the House - First Reading Judiciary (2/5)	
HB 1073	SB 636		Bridges	<p>Housing and Community Development - Neighborhood Revitalization - Passive House Pilot Program</p> <p>Establishing the Passive House Pilot Program in the Department of Housing and Community Development to assist a nonprofit organization in partnership with neighboring high schools and institutes of higher education to provide students with career and technical educational experiences through the renovation of residential properties to become passive houses; requiring the Department to solicit proposals from nonprofit organizations that feature certain elements; requiring the Department to give priority...</p>	In the House - First Reading Environment and Transportation (2/5)	

Bill	Crossfile	F&PN	Sponsors	Title & Synopsis	Status	Upcoming Hearings
SB 636	HB 1073		Hayes	<p>Housing and Community Development - Neighborhood Revitalization - Passive House Pilot Program</p> <p>Establishing the Passive House Pilot Program in the Department of Housing and Community Development to assist a nonprofit organization in partnership with neighboring high schools and institutes of higher education to provide students with career and technical educational experiences through the renovation of residential properties to become passive houses; requiring the Department to solicit proposals from nonprofit organizations that feature certain elements; requiring the Department to give priority...</p>	In the Senate - First Reading Education, Health, and Environmental Affairs and Budget and Taxation (1/29)	
HB 1090			Stewart	<p>Department of Housing and Community Development - Partnership Rental Housing Program - Alterations (Mixed-Income Housing Act of 2021)</p> <p>Establishing that the purposes served and conditions of the Partnership Rental Housing Program of the Department of Housing and Community Development apply to households of middle income; establishing certain conditions for initial occupancy for households of lower and middle income under the Program that use area median income as a determinant; establishing that the Department may make an award for mixed-income housing developments that meet certain conditions; prohibiting certain conditions on awards;...</p>	In the House - First Reading Environment and Transportation (2/5)	
SB 182		Link	Ellis	<p>State Finance - General Obligation Debt - Application of Minority Business Participation Goals</p> <p>Establishing that a certain project that receives a certain appropriation from the State is subject to a certain minority business participation goal.</p>	In the Senate - Hearing 2/03 at 1:00 p.m. (Education, Health, and Environmental Affairs) (2/2)	

Bill	Crossfile	F&PN	Sponsors	Title & Synopsis	Status	Upcoming Hearings
SB 328		Link	Reilly	<p>Anne Arundel County - Landlord and Tenant - Procedures for Repossession for Failure to Pay Rent</p> <p>Authorizing a landlord in Anne Arundel County to repossess property in a certain manner for failure of a tenant to pay rent if a judgment is entered in favor of the landlord; requiring the landlord to provide a written notice of an intended repossession to a tenant in a certain manner; requiring a sheriff in certain circumstances to notify the District Court and prohibiting the sheriff from executing the warrant of restitution without further order of the Court; applying the Act prospectively; etc...</p>	In the Senate - Hearing 1/28 at 11:00 a.m. (12/28)	
SB 367			McCray	<p>Housing and Community Development - Neighborhood Revitalization Programs - Application Requirements</p> <p>Requiring an application for the Community Legacy Program, the Neighborhood Business Development Program, and the Baltimore Regional Neighborhood Initiative Program within the Department of Housing and Community Development to include a letter of support from the legislative district in which a certain project or plan is proposed; and applying the Act prospectively.</p>	In the Senate - Hearing 2/09 at 1:00 p.m. (1/22)	Hearing 2/09 at 1:00 p.m. @Education, Health, and Environmental Affairs
SB 628			Reilly	<p>Landlord and Tenant - Establishment of Rent Escrow Accounts - Time Limit</p> <p>Requiring a tenant who receives a court order to pay rents into a certain escrow account to establish the escrow account on the day the order is entered; and requiring a certain order relating to a wrongful detainer action to require a certain amount to be paid on the day the order is entered.</p>	In the Senate - Hearing 2/18 at 11:00 a.m. (2/1)	Hearing 2/18 at 11:00 a.m. @Judicial Proceedings
HB1065			Holmes	<p>Authorizing a certain issuer receiving a certain housing bond allocation to transfer all or any portion of the housing bond allocation to another issuer for the issuance of housing bonds; requiring the unused balance of the initial housing bond allocation to a housing authority and certain other allocations to be reallocated in a certain manner; altering the reallocation of certain bond allocations;</p>	In the House - 1st Reading Appropriations	

Bill	Crossfile	F&PN	Sponsors	Title & Synopsis	Status	Upcoming Hearings
HB952			Washington	Prohibiting an owner of an apartment facility from taking certain actions with regard to the sale of an apartment facility unless the owner complies with the requirements of the Act; requiring an owner to send notice of the owner's intent to sell an apartment facility to the Department of Housing and Community Development; requiring the notice of intent to sell to contain certain information; requiring the Department to take certain actions upon receipt of the notice of intent to sell; etc.	In the House - Hearing 2/19 at 1:30pm	
HB933			Bartlett	Authorizing the governing body of Anne Arundel County to increase the rate of the transfer tax imposed on certain written instruments conveying title to property or a leasehold interest in real property; requiring any revenue derived from a higher transfer tax rate to be distributed to a certain special fund; establishing a Housing Trust Special Revenue Fund	In the House - 1st Reading E&T	