

MAHC BILL TRACKING LIST - 1/25/2021						
Bill	Crossfile	F&PN	Sponsors	Title & Synopsis	Status	Upcoming Hearings
HB 18	SB 154		W. Fisher	Landlord and Tenant - Eviction Action - Right to Counsel 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'	In the House - First Reading Judiciary (1/13)	
SB 154	HB 18		Hettleman	Landlord and Tenant - Eviction Action - Right to Counsel 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'	In the Senate - Hearing 1/28 at 11:00 a.m. (Judicial Proceedings) (12/28)	Hearing 1/28 at 11:00 a.m. (Judicial Proceedings)@Judicial Proceedings
HB 31			Clippinger	Courts - Surcharges and Payment to Rental Assistance Programs 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	In the House - First Reading Judiciary (10/30)	
HB 49			Rosenberg	Landlord and Tenant - Repossession for Failure to Pay Rent - Lead Risk Reduction Compliance 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	In the House - Hearing 1/26 at 1:30 p.m. (12/22)	Hearing 1/26 at 1:30 p.m. @Environment and Transportation

Bill	Crossfile	F&PN	Sponsors	Title & Synopsis	Status	Upcoming Hearings
HB 50			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</p>	In the House - Hearing 1/26 at 1:30 p.m. (12/22)	Hearing 1/26 at 1:30 p.m. @ Environment and Transportation
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</p>	In the House - First Reading Judiciary and Environment and Transportation (1/13)	
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</p>	In the Senate - First Reading Judicial Proceedings (1/20)	
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.</p>	In the House - Hearing 1/21 at 1:30 p.m. (12/22)	

Bill	Crossfile	F&PN	Sponsors	Title & Synopsis	Status	Upcoming Hearings
HB 64			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)	Hearing 1/28 at 1:30 p.m. @ Economic Matters
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 - Hearing 1/15 at 1:30 p.m. (12/22)	
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 of the Treasury.</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	Income Tax - Credit for Energy Efficiency Upgrades - Passive Houses 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	In the Senate - Hearing 1/26 at 1:00 p.m. (12/22)	Hearing 1/26 at 1:00 p.m.@Budget and Taxation
HB 82	SB 151	Link	W. Fisher	Constitutional Amendment - Environmental Rights 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	In the House - Hearing 1/20 at 1:30 p.m. (12/22)	
SB 151	HB 82	Link	Patterson	Constitutional Amendment - Environmental Rights 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	In the Senate - Hearing 1/26 at 1:00 p.m. (Judicial Proceedings) (12/28)	Hearing 1/26 at 1:00 p.m. (Judicial Proceedings)@Judicial Proceedings
HB 90		Link	Lierman	State and Local Housing Programs - Affirmatively Furthering Fair Housing 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	In the House - Hearing 1/26 at 1:30 p.m. (12/22)	Hearing 1/26 at 1:30 p.m.@Environment and Transportation

Bill	Crossfile	F&PN	Sponsors	Title & Synopsis	Status	Upcoming Hearings
HB 97	SB 66		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)	Hearing 1/26 at 1:30 p.m. @Economic Matters
SB 66	HB 97		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		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)	Hearing 1/26 at 1:30 p.m. @Environment and Transportation

Bill	Crossfile	F&PN	Sponsors	Title & Synopsis	Status	Upcoming Hearings
SB 401	HB 104		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
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)	Hearing 1/26 at 1:30 p.m. @Environment and Transportation
HB 110	SB 144	Link	Korman	<p>Electric Vehicle Recharging Equipment for Multifamily Units Act</p> <p>Providing that certain provisions of a recorded covenant or restriction, a declaration, or the bylaws or rules of a condominium or homeowners association are void and unenforceable if they prohibit or unreasonably restrict the installation or use of electric vehicle recharging equipment; requiring certain owners of electric vehicle recharging equipment to be responsible for certain costs and disclosures; requiring a unit owner or lot owner to obtain certain permits or approval; etc</p>	In the House - Hearing 1/26 at 1:30 p.m. (12/22)	Hearing 1/26 at 1:30 p.m. @Environment and Transportation
SB 144	HB 110	Link	Guzzone	<p>Electric Vehicle Recharging Equipment for Multifamily Units Act</p> <p>Providing that certain provisions of a recorded covenant or restriction, a declaration, or the bylaws or rules of a condominium or homeowners association are void and unenforceable if they prohibit or unreasonably restrict the installation or use of electric vehicle recharging equipment; requiring certain owners of electric vehicle recharging equipment to be responsible for certain costs and disclosures; requiring a unit owner or lot owner to obtain certain permits or approval; etc</p>	In the Senate - Hearing 1/28 at 11:00 a.m. (12/28)	Hearing 1/28 at 11:00 a.m. @Judicial Proceedings

Bill	Crossfile	F&PN	Sponsors	Title & Synopsis	Status	Upcoming Hearings
HB 112			Henson	Residential Property - Eviction Proceedings - Sealing of Court Records 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.	In the House - First Reading Judiciary (1/13)	
HB 129	SB 70	Link	Henson	Environment - Mold Inspections - Standards, Reporting, and Penalties 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	In the House - Hearing 1/20 at 1:30 p.m. (12/22)	
SB 70	HB 129	Link	Patterson	Environment - Mold Inspections - Standards, Reporting, and Penalties 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	In the Senate - Hearing 1/28 at 11:00 a.m. (1/6)	Hearing 1/28 at 11:00 a.m. @ Education, Health, and Environmental Affairs
HB 177			Ivey	Property Tax - Real Property Tax Rate - Prohibition on Increase During Public Health Emergency Prohibiting the Mayor and City Council of Baltimore City or the governing body of a county from increasing the county real property tax rate if the county is under a state of emergency declared by the Governor in order to protect the public health; and applying the Act to taxable years beginning after June 30, 2021.	In the House - Hearing canceled (1/18)	

Bill	Crossfile	F&PN	Sponsors	Title & Synopsis	Status	Upcoming Hearings
HB 239	SB 73	Link	Rogers	State Real Estate Commission - Property Managers - Registration 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.	In the House - Hearing 1/19 at 1:30 p.m. (12/29)	
SB 73	HB 239	Link	Young	State Real Estate Commission - Property Managers - Registration 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.	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 379	SB 462		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)	Hearing 2/04 at 1:30 p.m. @ Economic Matters
SB 462	HB 379		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 - First Reading Finance (1/20)	

Bill	Crossfile	F&PN	Sponsors	Title & Synopsis	Status	Upcoming Hearings
HB 523			Attar	<p>Baltimore City - Repossession for Failure to Pay Rent - Registration and License Information</p> <p>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</p>	In the House - First Reading Judiciary (1/15)	
HB 524			Lehman	<p>Anne Arundel County and Prince George's County - Repossession for Failure to Pay Rent - Rental Property License Information</p> <p>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.</p>	In the House - First Reading Judiciary (1/15)	
SB 182			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 11:00 a.m. (Education, Health, and Environmental Affairs) (1/6)	Hearing 2/03 at 11:00 a.m. (Education, Health, and Environmental Affairs)@Education, Health, and Environmental Affairs
SB 328			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)	Hearing 1/28 at 11:00 a.m.@Judicial Proceedings

Bill	Crossfile	F&PN	Sponsors	Title & Synopsis	Status	Upcoming Hearings
SB 367			McCray	Housing and Community Development - Neighborhood Revitalization Programs - Application Requirements 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	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