



Bill Subject: Council Bill 15 -2019

Date: April 22, 2019

Position: Favorable with Amendments

The Maryland Multi-Housing Association (MMHA) is a professional trade association established in 1996, whose membership consists of owners and property managers of more than 200,000 rental housing homes in more than 870 apartment communities. Our members house over 556,000 residents of the State of Maryland. MMHA membership also includes more than 200 associate members who supply goods and services to the multi-housing industry. Lastly, in Howard County, MMHA members own and/or manage over 17,000 units.

CB 15- 2019 updates the Howard County Property Maintenance Code for Rental Housing to incorporate the 2018 edition of the International Property Maintenance Code with local amendments. MMHA supports this legislation’s goals of improving the safety and quality of the County’s rental housing stock. MMHA requests the following friendly amendments, which we have worked on with the Department of Inspections, Licenses and Permits and the County Administration.

Our amendment requests are as follows:

- Code Subsection 104.3 Right of Entry: For purposes of consistency, this subsection should be subjected to the ability of a landlord to access the premises as stated in the Section 17, Subtitle 10 and Title 14, Subtitle 9 of the Howard County Code.
- Code Subsection 106.4 Violation Penalties: “Multiple notices” is undefined resulting in inconsistent application. For instance, under this provision, a 1000-unit complex with five notices of violations would be treated the same as a single unit property with five notices of violations. As a result, MMHA urges that the Council strike “AND/OR HAS BEEN ISSUED MULTIPLE NOTICES OF VIOLATIONS AND/OR CITATIONS.”



- Code Subsection 302.4.1 Bushes and Shrubs: MMHA supports language requiring that bushes and shrubs are maintained and may not block ingress and egress. The current bill provision, however, includes height and distance specifications. MMHA urges removal of those specifications because they are too specific and superfluous.
- Code Subsection 505.4 Water Heating Facilities: MMHA certainly recognizes the need to maintain hot water and accompanying facilities. However, this provision of 20 minutes of hot running water is overly specific and unrealistic. MMHA requests removal of this clause since there are many factors that determine the availability of hot water, such as other appliances running at the same time.
- Code Subsection 604.4 Electrical Panel Clearances: This Code Subsection dictates specific work space width and height dimensions allowed in front of or near an electrical panel. MMHA members recognize the importance of providing acceptable clearance in and around these panels. However, MMHA suggests strike the language related to the dimensions and instead amend to prohibit storage of materials in a manner that obstructs electrical panels.

For the foregoing reasons, MMHA urges a favorable report with amendments. If you have any questions, please do not hesitate to contact us.

Jessie Keller, MMHA Government and Community Affairs Manager, 410-413-1420

Katherine Kelly Howard, MMHA Legislative Committee Chair, 410-539-2370



**HOWARD COUNTY COUNCIL
AFFIDAVIT OF AUTHORIZATION
TO TESTIFY ON BEHALF OF AN ORGANIZATION**

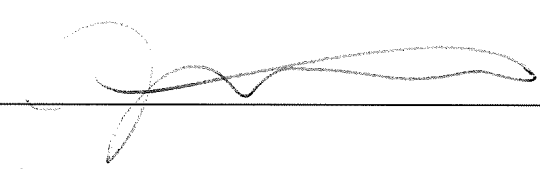
I, Jessie Keller, have been duly authorized by
(name of individual)

Maryland Multi-Housing Association to deliver testimony to the
(name of nonprofit organization or government board, commission, or task force)

County Council regarding CB 15-2019 to express the organization's
(bill or resolution number)

support for / opposition to / request to amend this legislation.
(Please circle one.)

Printed Name: Jessie Keller

Signature: 

Date: 04/22/2019

Organization: Maryland Multi-Housing Association

Organization Address: Owings Mills, MD 21117

Owings Mills, MD 21117

Number of Members: 1275

Name of Chair/President: Steve Margerum

This form can be submitted electronically via email to councilmail@howardcountymd.gov no later than 5pm the day of the Public Hearing or delivered in person the night of the Public Hearing before testifying.