

**Sayers, Margery**

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**From:** Lisa May <lisavm78@vt.edu>  
**Sent:** Friday, March 13, 2020 10:25 AM  
**To:** CouncilMail  
**Subject:** HCAR Comments on CB 12  
**Attachments:** HCAR Comments on CB 12-2020.pdf

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Good morning,

On behalf of the Howard County Association of REALTORS, please find attached our comments on CB 12-2020, regarding landlord-tenant regulations.

We thank you in advance for considering our feedback on this proposal. Please contact us if you have any questions or concerns.

Sincerely,  
Lisa May  
HCAR



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March 13, 2020

The Honorable Deb Jung, Chairperson  
Howard County Council  
George Howard Building, 3430 Court House Drive  
Ellicott City, MD 21043

RE: CB 12-2020, Landlord-Tenant Relations

Chairperson Jung and Members of the Council,

On behalf of the Howard County Association of REALTORS® (HCAR), an organization representing over 2,000 real estate professionals, we write to offer our support for CB 12-2020. HCAR worked closely with the prior County Council on CB 20-2018, which instituted several new provisions within the County's Landlord-Tenant article. While that legislation was not perfect, it reflected a compromise which attempted to balance and respect the rights of both tenants and landlords in the County. It also attempted to account for all types of rental units, from the large apartment complex to the single-family residence. While that effort was largely successful, HCAR believes there is room for improvement.

As CB 20-2018 has taken effect, we have heard from rental owners and property managers that some of the title's provisions have been difficult to consistently implement as written, particularly for individual rental unit owners. These include providing evidence of the rental license, allowing for viewings and inspections of the rental unit on offer, and providing copies of the Tenant Assistance publication in additional languages. The amendments proposed in CB-12 provide practical ways for landlords to ensure compliance with the Act.

CB-12's other amendments allow rental owners to recover costs and financial losses they may incur during the course of a tenancy. While there are certainly instances of landlords not meeting their obligations to tenants, there are unfortunately also tenants who cause harm to their landlords and damage their rental dwellings. In those instances, if a rental property owner cannot be made whole or believes that the risk of loss is too high, they will cease to be rental property owners. That results in fewer housing options and higher rental costs for Howard residents.

HCAR supports CB-12 as a modest adjustment to existing rental property regulations which will both aid landlord compliance and assure the continued supply of rental housing options in the County. We ask for your support of this bill.

Sincerely,

Lisa Wissel, President  
Howard County Association of REALTORS®