



2021 HOUSING JUSTICE PACKAGE

Emergency Renter Protections

Sponsored by **Del. Jheanelle Wilkins** and **Sen. Will Smith**

The COVID-19 pandemic has put hundreds of thousands of Maryland households on the brink. Over 2,500 have been evicted since July 2020.

Without action from the Maryland General Assembly, communities throughout the state will face an unprecedented level of displacement. As **Attorney General Brian Frosh recently wrote**,

“Eviction... means loss, not just of a home, but also of possessions, school, community, employment, mental and physical health, and the ability to find another place to live.” The risks to individuals and communities increase dramatically as COVID-19 cases surge. Loss of home is a public health risk and can be a death sentence.

Disparities in rental debt

36% of Black households aren't current on their rent, compared to **14%** of white households

30% of households earning less than **\$50,000** are behind, compared to just **10%** of those earning **\$75,000+**

(12/07/20 Household Pulse Survey-Maryland)

Current eviction protections are limited and subject to change. Gov. Hogan's Executive Order is a trial defense, *not a ban on evictions*. If a renter proves “substantial loss of income” related to COVID-19 at trial, then the judge will delay eviction until after the State of Emergency. The CDC Order is similar in process but delays eviction until 12/31/20 (or possibly 01/31/21 if Congress acts). Neither order protects against lease non-renewals. Some localities have also enacted emergency prohibitions on rent increases and late fees while many others have not. **Maryland renters need expanded protection and relief.**

The COVID-19 Eviction Relief Act of 2021

Expands and extends the Hogan/CDC orders to **protect renters from eviction** throughout 2021.

Provides **financial relief for landlords** through a statewide program that matches state/county funds.

Prohibits lease **non-renewals** without a good cause. Rent delinquency and lease expiration are not good causes for lease termination.

Prohibits **late fees, interest charges, and rent increases** throughout the emergency.



Tell your legislators to pass the 2021 Housing Justice Package

Sign on to endorse the Package

Learn more at rentersunitedmaryland.org | rentersuniteMD



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