

	Bill subject	House bill	Senate bill	Final status	Comment
Housing Justice Package	COVID-19 eviction protections	HB 1312		FAILED (Senate 2nd Reader)	Absent this bill, there is no legal requirement for landlords to use rental assistance before they can begin the eviction process during the COVID-19 emergency. The bill would have required landlords to utilize rental assistance and then to wait 120 days after payment before initiating a lease non-renewal or eviction. Loopholes in Gov. Hogan's and CDC's orders on eviction remain fully intact. The Senate's inaction on HB1312 also effectively killed a mandate for state collection and reporting of eviction data and also leaves renters in much of the state vulnerable to rent hikes, late fees, and other collection fees.
Housing Justice Package	Access to a lawyer in evictions	HB 18		PASSED	Originally providing a <i>right to counsel</i> in evictions, HB 18 passed as a bill providing <i>access</i> to counsel, conditioned on adequate funding of an "Access to Counsel" program. When funded, the program would provide legal representation to any tenant earning 50% AMI or less and facing an eviction or subsidy termination. A taskforce is established to implement the bill by 2025. The bill also establishes a 10-day notice that must precede the filing of a Failure to Pay Rent eviction action.
Housing Justice Package	Eviction filing surcharge	HB 31		FAILED (House - no concurrence)	In final form, HB 31 would have set a \$50 surcharge on Failure to Pay Rent evictions, intended to curtail serial eviction filings and generate funding for civil legal services and the Access to Counsel program established under HB 18. The bill included a prohibition against passing the surcharge onto tenants as court costs or fees under the lease. The surcharge would have sunsetted in 2024. With the House failing to concur on HB31, there is no identified funding for the Access to Counsel program.
Housing Justice Package	Eviction diversion program	HB 52	SB 454	FAILED (JPR - no vote)	This bill would have established an Eviction Diversion Program in 8 district courts with the highest volumes of eviction cases in Maryland and additionally would have restructured Failure to Pay Rent eviction actions to begin with a status conference and access to eviction diversion resources such as mediation, rental assistance, and legal assistance. The bill additionally would have provided judges discretion to order an emergency stay of eviction if the tenant showed evidence that eviction would endanger their life or health.
	Proof of rental license and lead certificate in eviction trials	HB 523		FAILED (JPR - no vote)	HB 523 was amended to consolidate HB 523, HB 524, and HB 49. In total, the bill would have required landlords to demonstrate valid rental licenses and lead inspection certificates in their burden of proof in Failure to Pay Rent actions. With the Senate's inaction on HB 523, the burden remains on renters, with no right to a continuance or to discovery, to prove that illegally operating landlords lack standing to maintain their eviction cases.
	Tenant Protection Act	HB 50	SB 967	FAILED (JPR - no vote)	For the second year in a row, the Senate failed to take up this compromise bill providing an array of leasing reforms. The bill would have ensured that tenants receive documentation to support withholdings from security deposits as well as billing, metering, and other documentation related to allocated energy and water billing. HB 50 included early lease termination provisions for victims of stalking and also provided tenant associates a right to assemble in common areas of their building.
	Sealing court records in 'Failure to Pay' cases	HB 1008		FAILED (JPR - no vote)	HB 1008 would have ensured that district courts automatically seal records of a dismissed Failure to Pay Rent eviction case. Further, it would have allowed tenants to seek records sealing of judgments in Failure to Pay at 12 months after judgment and on showing that the tenant had redeemed possession by payment to the landlord. HB 1008 would have been Maryland's first eviction records sealing law.
	Reusable tenant screening reports	HB 861	SB 691	PASSED	This bill provides that, if allowed by a prospective landlord, a tenants may provide a reusable tenant screening report (produced by a consumer reporting agency) and thereby avoid additional charges in the lease application process.
	60-day notice requirement for nonrenewal of lease	SB 401		PASSED	SB 401 originally would have provided 60 days' notice to terminate an expiring lease or month-to-month tenants, up from 30 days in most jurisdictions, and 90 days' notice if the tenant has resided in their unit for longer than 2 years. As passed, the bill provides 60 days' notice in all circumstances, except where the landlord has received notice of foreclosure and intends to end the current lease/tenancy.