



House Bill 1179 – Housing and Community Development – Pets in Housing Developments

Position: Unfavorable

The Maryland REALTORS® oppose HB 1179 which requires housing developments receiving the federal low-income housing tax credit to allow tenants to have pets.

The REALTORS® believe a better approach than mandating certain housing developments to accept pets is to create incentives for housing providers. Maryland law provides significant liability for owners of pets as well as property managers when a dog attacks another person. Despite that, the bill states that a housing provider cannot charge additional compensation for allowing a pet on the property. Forcing housing providers to accept additional legal risk without compensation is unfair and, ultimately, shifts the cost of the pet from the owner of the pet to the development and other tenants.

For these reasons, the REALTORS® recommend an unfavorable report.

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