

Department of Legislative Services
Maryland General Assembly
2019 Session

FISCAL AND POLICY NOTE
First Reader

House Bill 23 (Delegate Carr)
Environment and Transportation

**Housing and Community Development – Rental Residential Buildings –
Prohibition on Exclusive Access Agreements**

This bill prohibits the owner, or the owner’s agent, of a rental residential building that is constructed or rehabilitated with financial assistance from the Department of Housing and Community Development (DHCD) from entering into or renewing an exclusive access agreement with a television or Internet provider. The bill applies only prospectively to rental residential buildings that receive DHCD financial assistance that is approved after the bill’s effective date.

Fiscal Summary

State Effect: The bill is not anticipated to materially affect State finances or operations.

Local Effect: The bill is not anticipated to materially affect local finances or operations.

Small Business Effect: None.

Analysis

Current Law/Background: Among other responsibilities, DHCD provides financing for the development and maintenance of affordable rental housing in Maryland. Financing is available for the creation of new rental properties and the maintenance of existing rental properties, in addition to making rental properties more accessible to those requiring financial assistance.

As introduced, the Governor's proposed fiscal 2020 capital budget includes a mixture of general obligation bonds, general funds, special funds, and federal funds for the following DHCD programs that provide assistance to developers of rental properties:

- Neighborhood Business Development Program (\$12.2 million);
- Baltimore Regional Neighborhood Initiative (\$12.0 million);
- Community Development Block Grant Program (\$9.0 million);
- Community Legacy Program (\$6.0 million);
- Housing and Building Energy Programs (\$10.1 million);
- Rental Housing Programs (\$48.0 million); and
- Partnership Rental Housing Program (\$6.0 million).

Additional Comments: DHCD advises that it generally does not monitor contracts between building owners receiving DHCD financing and third-party companies.

Additional Information

Prior Introductions: None.

Cross File: None.

Information Source(s): Department of Housing and Community Development;
Department of Legislative Services

Fiscal Note History: First Reader - January 25, 2019
mm/mcr

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