

# HOUSE BILL 1302

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By: **Delegates Rosenberg and Ruff**

Introduced and read first time: February 7, 2025

Assigned to: Environment and Transportation

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## A BILL ENTITLED

1 AN ACT concerning

2 **Housing and Community Development – Housing Counseling**

3 FOR the purpose of requiring a recipient of certain funding from the Department of  
4 Housing and Community Development to offer housing counseling services to certain  
5 prospective residents; and generally relating to housing counseling services.

6 BY adding to

7 Article – Housing and Community Development

8 Section 2–304

9 Annotated Code of Maryland

10 (2019 Replacement Volume and 2024 Supplement)

11 SECTION 1. BE IT ENACTED BY THE GENERAL ASSEMBLY OF MARYLAND,  
12 That the Laws of Maryland read as follows:

13 **Article – Housing and Community Development**

14 **2–304.**

15 **(A) (1) IN THIS SECTION THE FOLLOWING WORDS HAVE THE MEANINGS**  
16 **INDICATED.**

17 **(2) “APPROVED HOUSING COUNSELING AGENCY” MEANS AN**  
18 **ORGANIZATION THAT IS APPROVED BY THE U.S. DEPARTMENT OF HOUSING AND**  
19 **URBAN DEVELOPMENT TO PROVIDE HOUSING COUNSELING SERVICES DIRECTLY OR**  
20 **THROUGH AFFILIATES OR BRANCHES.**

21 **(3) “HOUSING COUNSELING” MEANS COUNSELOR–TO–CLIENT**  
22 **ASSISTANCE THAT ADDRESSES UNIQUE FINANCIAL CIRCUMSTANCES OR HOUSING**

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EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.

[Brackets] indicate matter deleted from existing law.



1 ISSUES AND FOCUSES ON WAYS OF OVERCOMING SPECIFIC OBSTACLES TO  
2 ACHIEVING A HOUSING GOAL.

3 (B) AS A CONDITION ON THE RECEIPT OF FUNDING FROM THE  
4 DEPARTMENT FOR ANY PROJECT TO CONSTRUCT, ACQUIRE, OR REHABILITATE  
5 RESIDENTIAL PROPERTY FOR USE AS HOUSING, A FUNDING RECIPIENT SHALL  
6 AGREE TO OFFER HOUSING COUNSELING SERVICES TO PROSPECTIVE RESIDENTS.

7 (C) HOUSING COUNSELING SERVICES OFFERED UNDER SUBSECTION (B) OF  
8 THIS SECTION SHALL BE PROVIDED BY HOUSING COUNSELORS CERTIFIED BY THE  
9 U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT AND EMPLOYED BY AN  
10 APPROVED HOUSING COUNSELING AGENCY.

11 SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect July  
12 1, 2025.