

HOUSE BILL 315

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6lr1839
CF SB 335

By: **Delegate Stewart**

Introduced and read first time: January 15, 2026

Assigned to: Economic Matters

Committee Report: Favorable with amendments

House action: Adopted

Read second time: March 3, 2026

CHAPTER _____

1 AN ACT concerning

2 **Human Relations – Discrimination in Housing – Income–Based Housing**
3 **Subsidies**

4 FOR the purpose of providing that a certain landlord may not refuse to rent to a prospective
5 tenant who pays rent with the assistance of an income–based housing subsidy under
6 certain circumstances, subject to a certain exception; establishing that a violation of
7 this Act is a discriminatory housing practice and is subject to enforcement by the
8 Maryland Commission on Civil Rights; and generally relating to housing
9 discrimination.

10 BY repealing and reenacting, without amendments,
11 Article – State Government
12 Section 20–701(a) and 20–1020(a)
13 Annotated Code of Maryland
14 (2021 Replacement Volume and 2025 Supplement)

15 BY repealing and reenacting, with amendments,
16 Article – State Government
17 Section 20–701(c) and 20–1020(e)
18 Annotated Code of Maryland
19 (2021 Replacement Volume and 2025 Supplement)

20 BY adding to
21 Article – State Government
22 Section 20–705.1

EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.

[Brackets] indicate matter deleted from existing law.

Underlining indicates amendments to bill.

~~Strike out~~ indicates matter stricken from the bill by amendment or deleted from the law by amendment.



1 Annotated Code of Maryland
2 (2021 Replacement Volume and 2025 Supplement)

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

5 **Article – State Government**

6 20–701.

7 (a) In this subtitle the following words have the meanings indicated.

8 (c) “Discriminatory housing practice” means an act that is prohibited under §
9 20–705, **§ 20–705.1**, § 20–706, § 20–707, or § 20–708 of this subtitle.

10 **20–705.1.**

11 (A) (1) IN THIS SECTION, “INCOME–BASED HOUSING SUBSIDY” MEANS
12 RECURRING MONETARY ASSISTANCE TO A LANDLORD FROM A GOVERNMENTAL
13 ENTITY OR NONPROFIT ORGANIZATION THAT IS INTENDED TO DEFRAY, IN WHOLE
14 OR IN PART, A TENANT’S RENT OBLIGATION.

15 (2) “INCOME–BASED HOUSING SUBSIDY” INCLUDES LOW–INCOME
16 HOUSING ASSISTANCE CERTIFICATES AND VOUCHERS ISSUED UNDER THE UNITED
17 STATES HOUSING ACT OF 1937.

18 (B) EXCEPT AS AUTHORIZED UNDER FEDERAL LAW, A LANDLORD OR
19 RESIDENTIAL RENTAL PROPERTY THAT USES FINANCIAL INFORMATION, INCLUDING
20 CREDIT HISTORY, AS PART OF A PROSPECTIVE TENANT’S RENTAL APPLICATION MAY
21 NOT REFUSE TO RENT TO A PROSPECTIVE TENANT WHO PAYS RENT WITH THE
22 ASSISTANCE OF AN INCOME–BASED HOUSING SUBSIDY ON THE BASIS OF:

23 (1) THE PROSPECTIVE TENANT’S INCOME;

24 (2) THE PROSPECTIVE TENANT’S CREDIT SCORE OR LACK OF CREDIT
25 SCORE; OR

26 (3) ANY ADVERSE CREDIT HISTORY THAT AROSE DURING A PERIOD
27 WHEN THE PROSPECTIVE TENANT DID NOT HAVE AN INCOME–BASED HOUSING
28 SUBSIDY, IF ~~THE LANDLORD COULD REASONABLY HAVE KNOWN THE DATE ON WHICH~~
29 ~~THE SUBSIDY WAS RECEIVED~~ THE PERIOD DURING WHICH THE TENANT DID NOT
30 HAVE THE SUBSIDY IS CONFIRMED BY:

31 (I) THE APPLICANT;

1 (II) VOUCHER PAPERWORK;

2 (III) DOCUMENTS PROVIDED BY A PUBLIC HOUSING AUTHORITY;

3 OR

4 (IV) A PUBLIC HOUSING AUTHORITY IN RESPONSE TO A REQUEST
5 BY THE LANDLORD.

6 (C) NOTWITHSTANDING SUBSECTION (B) OF THIS SECTION, A LANDLORD
7 MAY NOT REQUIRE THAT A PUBLIC HOUSING AUTHORITY VERIFY APPLICABLE DATES
8 FOR THE SUBSIDY FOR PURPOSES OF ASSESSING THE TENANT'S CREDIT HISTORY.

9 ~~(e)~~ (D) NOTWITHSTANDING SUBSECTION (B) OF THIS SECTION, A
10 LANDLORD THAT RECEIVES FUNDING FROM A GOVERNMENTAL ENTITY, A
11 QUASI-GOVERNMENTAL ENTITY, OR A NONPROFIT ORGANIZATION THAT REQUIRES
12 INCOME QUALIFICATION FOR TENANTS IN INCOME-RESTRICTED RENTAL UNITS MAY
13 COLLECT FINANCIAL INFORMATION FROM A PROSPECTIVE TENANT IF THE
14 COLLECTION OF FINANCIAL INFORMATION IS A CONDITION OF THE FUNDING.

15 (E) NOTWITHSTANDING SUBSECTION (B) OF THIS SECTION, A LANDLORD OR
16 RESIDENTIAL RENTAL PROPERTY MAY REQUIRE VERIFICATION THAT A TENANT HAS
17 SUFFICIENT INCOME TO PAY THE PORTION OF RENT NOT COVERED BY THE
18 INCOME-BASED HOUSING SUBSIDY USING AN INCOME TO TENANT'S PORTION OF
19 RENT RATIO THAT IS SUBSTANTIALLY EQUIVALENT TO THE RATIO USED BY THE
20 LANDLORD FOR NONSUBSIDIZED TENANTS.

21 (F) A LANDLORD OR RESIDENTIAL RENTAL PROPERTY MAY REFUSE TO
22 RENT TO A PROSPECTIVE TENANT WHO PAYS RENT WITH THE ASSISTANCE OF AN
23 INCOME-BASED HOUSING SUBSIDY ON THE BASIS OF ANY COMMERCIALY
24 REASONABLE AND NONDISCRIMINATORY USE OF:

25 (1) A REFERENCE FROM A PREVIOUS OR CURRENT LANDLORD OF THE
26 TENANT; OR

27 (2) THE TENANT'S HISTORY OF VIOLATING A LEASE, CREATING A
28 NUISANCE, OR DAMAGING PROPERTY.

29 20-1020.

30 (a) In this part the following words have the meanings indicated.

31 (e) "Discriminatory housing practice" means an act that is prohibited under §
32 20-705, § 20-705.1, § 20-706, § 20-707, or § 20-708 of this title.

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1 SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect
2 October 1, 2026.

Approved:

Governor.

Speaker of the House of Delegates.

President of the Senate.