

# HOUSE BILL 343

C9

6lr0651

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By: **Delegate Rosenberg**

Introduced and read first time: January 19, 2026

Assigned to: Economic Matters

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Committee Report: Favorable with amendments

House action: Adopted

Read second time: February 27, 2026

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## CHAPTER \_\_\_\_\_

1 AN ACT concerning

2 **Housing Development Projects – Housing Counseling Services**

3 FOR the purpose of requiring a recipient of certain funding from the Department of  
4 Housing and Community Development to ~~offer~~ provide information about certain  
5 housing counseling services to certain prospective residents; requiring the Governor  
6 to appropriate funds in certain years for community development organizations to  
7 partner with certain housing counseling agencies; and generally relating to housing  
8 counseling services.

9 BY adding to

10 Article – Housing and Community Development  
11 Section 2–304  
12 Annotated Code of Maryland  
13 (2019 Replacement Volume and 2025 Supplement)

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

16 **Article – Housing and Community Development**

17 **2–304.**

18 (A) (1) IN THIS SECTION THE FOLLOWING WORDS HAVE THE MEANINGS  
19 INDICATED.

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

5           **(3) “COMMUNITY DEVELOPMENT ORGANIZATION” MEANS AN ENTITY**  
6 **THAT MEETS THE QUALIFICATIONS OF § 6-203 OF THIS ARTICLE.**

7           **(4) “HOUSING COUNSELING” MEANS COUNSELOR-TO-CLIENT**  
8 **ASSISTANCE THAT ADDRESSES UNIQUE FINANCIAL CIRCUMSTANCES OR HOUSING**  
9 **ISSUES AND FOCUSES ON WAYS OF OVERCOMING SPECIFIC OBSTACLES TO**  
10 **ACHIEVING A HOUSING GOAL.**

11           **(B) AS A CONDITION ON THE RECEIPT OF FUNDING FROM THE**  
12 **DEPARTMENT FROM THE STRATEGIC DEMOLITION FUND OR THE BALTIMORE**  
13 **VACANTS REINVESTMENT INITIATIVE FOR ANY PROJECT TO CONSTRUCT, ACQUIRE,**  
14 **OR REHABILITATE RESIDENTIAL PROPERTY FOR ~~USE AS HOUSING~~ SINGLE-FAMILY**  
15 **HOMEOWNERSHIP, A FUNDING RECIPIENT SHALL ~~AGREE TO OFFER~~ PROVIDE**  
16 **INFORMATION ABOUT THE HOUSING COUNSELING SERVICES THAT ARE AVAILABLE**  
17 **THROUGH THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT TO**  
18 **PROSPECTIVE RESIDENTS BEFORE THE EXECUTION OF A CONTRACT TO PURCHASE**  
19 **THE PROPERTY.**

20           **(C) HOUSING COUNSELING SERVICES OFFERED UNDER SUBSECTION (B) OF**  
21 **THIS SECTION SHALL BE PROVIDED BY HOUSING COUNSELORS CERTIFIED BY THE**  
22 **U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT AND EMPLOYED BY AN**  
23 **APPROVED HOUSING COUNSELING AGENCY.**

24           **(D) IN FISCAL YEAR 2028 AND EACH FISCAL YEAR THEREAFTER, THE**  
25 **GOVERNOR SHALL APPROPRIATE ~~\$200,000~~ \$90,000 TO BE USED BY COMMUNITY**  
26 **DEVELOPMENT ORGANIZATIONS TO PARTNER WITH APPROVED HOUSING**  
27 **COUNSELING AGENCIES PROVIDING HOUSING COUNSELING SERVICES UNDER THIS**  
28 **SECTION.**

29           SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect July  
30 1, 2026.