

HOUSE BILL 1436

C9, N1, P1

6lr2172

By: **Delegate Buckel**

Introduced and read first time: February 13, 2026

Assigned to: Economic Matters

A BILL ENTITLED

1 AN ACT concerning

2 **Office of the Attorney General – Federal– and State–Assisted Housing Programs**
3 **– Grievance Process**

4 FOR the purpose of requiring the Office of the Attorney General to investigate certain
5 grievances and mediate certain resolutions between the clients and providers of
6 certain federal– and State–assisted housing programs; establishing procedures for
7 the filing, review, and investigation of certain grievances; requiring the Office to
8 inform a grievant of certain legal services and provide assistance to certain legal
9 service providers in relationship to a grievance; requiring providers to provide notice
10 of the Office’s grievance process to clients in a certain manner; authorizing the Office
11 to bring a certain action under certain circumstances; requiring a provider to take
12 certain steps to make a client whole under certain circumstances; and generally
13 relating to the establishment of a grievance process for the clients of federal– and
14 State–assisted housing programs.

15 BY adding to

16 Article – Housing and Community Development
17 Section 5.5–101 through 5.5–105 to be under the new title “Title 5.5. Assisted
18 Housing Program Grievances”
19 Annotated Code of Maryland
20 (2019 Replacement Volume and 2025 Supplement)

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

23 **Article – Housing and Community Development**

24 **TITLE 5.5. ASSISTED HOUSING PROGRAM GRIEVANCES.**

25 **5.5–101.**

EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.

[Brackets] indicate matter deleted from existing law.



1 **(A) IN THIS TITLE THE FOLLOWING WORDS HAVE THE MEANINGS**
2 **INDICATED.**

3 **(B) (1) “ASSISTED HOUSING PROGRAM” MEANS ANY FEDERALLY FUNDED**
4 **OR STATE-FUNDED PROGRAM THAT PROVIDES HOUSING ASSISTANCE.**

5 **(2) “ASSISTED HOUSING PROGRAM” INCLUDES:**

6 **(I) PUBLIC HOUSING;**

7 **(II) THE FEDERAL HOUSING CHOICE VOUCHER PROGRAM; AND**

8 **(III) AN EMERGENCY SHELTER PROGRAM.**

9 **(C) “CLIENT” MEANS AN INDIVIDUAL RECEIVING ASSISTANCE THROUGH AN**
10 **ASSISTED HOUSING PROGRAM.**

11 **(D) “OFFICE” MEANS THE OFFICE OF THE ATTORNEY GENERAL.**

12 **(E) (1) “PROVIDER” MEANS A PERSON WHO PROVIDES HOUSING TO A**
13 **CLIENT UNDER AN ASSISTED HOUSING PROGRAM.**

14 **(2) “PROVIDER” INCLUDES:**

15 **(I) A LANDLORD;**

16 **(II) A HOUSING AUTHORITY; AND**

17 **(III) A CONTINUUM OF CARE AS DEFINED IN § 4-2101 OF THIS**
18 **ARTICLE.**

19 **5.5-102.**

20 **(A) THE OFFICE SHALL:**

21 **(1) INVESTIGATE GRIEVANCES FILED UNDER THIS TITLE; AND**

22 **(2) MEDIATE RESOLUTIONS BETWEEN AGGRIEVED CLIENTS AND**
23 **PROVIDERS.**

24 **(B) TO CARRY OUT THIS TITLE, THE OFFICE MAY:**

1 **(1) USE THE DIVISION OF CONSUMER PROTECTION ESTABLISHED**
2 **UNDER TITLE 13 OF THE COMMERCIAL LAW ARTICLE;**

3 **(2) USE ANOTHER EXISTING UNIT OF THE OFFICE; OR**

4 **(3) CREATE A NEW UNIT WITHIN THE OFFICE.**

5 **5.5-103.**

6 **(A) (1) A CLIENT IN AN ASSISTED HOUSING PROGRAM MAY FILE A**
7 **GRIEVANCE WITH THE OFFICE FOR MATTERS REGARDING:**

8 **(I) A PROVIDER'S ACTIONS OR INACTIONS CONCERNING THE**
9 **CLIENT'S HOUSING CONDITIONS;**

10 **(II) LEASE VIOLATIONS; OR**

11 **(III) ADHERENCE TO THE RULES OF AN ASSISTED HOUSING**
12 **PROGRAM.**

13 **(2) THE OFFICE SHALL CREATE AND MAKE READILY AVAILABLE**
14 **ONLINE AND IN PHYSICAL OFFICE LOCATIONS A STANDARD FORM THAT MAY BE**
15 **USED FOR FILING A GRIEVANCE.**

16 **(3) THE OFFICE SHALL ESTABLISH A TOLL-FREE HOTLINE TO**
17 **PROVIDE INFORMATION ON FILING A GRIEVANCE.**

18 **(B) (1) ON RECEIVING A GRIEVANCE, THE OFFICE SHALL:**

19 **(I) REVIEW THE GRIEVANCE;**

20 **(II) INVESTIGATE THE GRIEVANCE; AND**

21 **(III) MEDIATE A RESOLUTION BETWEEN THE CLIENT AND THE**
22 **PROVIDER.**

23 **(2) (I) EXCEPT AS PROVIDED IN SUBPARAGRAPH (II) OF THIS**
24 **PARAGRAPH, THE OFFICE MAY COORDINATE WITH THE DEPARTMENT OR THE U.S.**
25 **DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT DURING AN**
26 **INVESTIGATION.**

27 **(II) THE OFFICE MAY NOT COORDINATE IN THE INVESTIGATION**
28 **OF A GRIEVANCE WITH ANY AGENCY THAT IS NAMED IN THE GRIEVANCE.**

1 **(3) IF THE GRIEVANCE IS NOT RESOLVED THROUGH MEDIATION, THE**
2 **OFFICE SHALL INFORM THE GRIEVANT OF ADDITIONAL RELEVANT LEGAL**
3 **SERVICES, INCLUDING THE SERVICES OF THE LEGAL AID BUREAUS.**

4 **(4) THE OFFICE SHALL ASSIST THE LEGAL AID BUREAUS AND OTHER**
5 **RELEVANT LEGAL SERVICE PROVIDERS IN ACCESSING RESOURCES, PROVIDING**
6 **GUIDANCE, AND OFFERING LEGAL OVERSIGHT FOR ANY CASES BROUGHT TO TRIAL**
7 **IN THE STATE AS THE RESULT OF A GRIEVANCE SUBMITTED UNDER THIS TITLE.**

8 **(C) (1) A PROVIDER SHALL:**

9 **(I) ATTACH A NOTICE OF THE OFFICE'S GRIEVANCE PROCESS**
10 **TO EACH LEASE AGREEMENT AND CLIENT PARTICIPATION AGREEMENT ON INITIAL**
11 **PROGRAM ENTRY; AND**

12 **(II) DISTRIBUTE A NOTICE OF THE OFFICE'S GRIEVANCE**
13 **PROCESS TO EXISTING CLIENTS ON AN ANNUAL BASIS.**

14 **(2) A NOTICE PROVIDED UNDER THIS SUBSECTION SHALL INCLUDE**
15 **THE OFFICE'S CONTACT INFORMATION, INCLUDING THE WEBSITE ADDRESS AND**
16 **HOTLINE NUMBER.**

17 **5.5-104.**

18 **(A) THE OFFICE MAY BRING AN ACTION FOR INJUNCTIVE RELIEF,**
19 **DAMAGES, OR OTHER RELIEF IF:**

20 **(1) A PROVIDER FAILS TO COOPERATE WITH AN INVESTIGATION OR**
21 **MEDIATION UNDER THIS TITLE; OR**

22 **(2) THE OFFICE IDENTIFIES A VIOLATION OF STATE OR FEDERAL**
23 **HOUSING LAW DURING THE COURSE OF AN INVESTIGATION UNDER THIS TITLE.**

24 **(B) IF A PROVIDER IS FOUND TO BE IN VIOLATION OF STATE OR FEDERAL**
25 **HOUSING LAW, AND THE VIOLATION HAS RESULTED IN HARM TO A CLIENT, THE**
26 **PROVIDER SHALL TAKE ALL NECESSARY MEASURES WITHIN THE PROVIDER'S**
27 **PURVIEW TO MAKE THE CLIENT WHOLE.**

28 **5.5-105.**

29 **(A) THE OFFICE MAY ADOPT REGULATIONS TO IMPLEMENT THIS TITLE.**

1 **(B) ON OR BEFORE JANUARY 1 EACH YEAR, THE OFFICE SHALL SUBMIT A**
2 **REPORT TO THE GENERAL ASSEMBLY, IN ACCORDANCE WITH § 2-1257 OF THE**
3 **STATE GOVERNMENT ARTICLE, ON THE NUMBER OF GRIEVANCES RECEIVED UNDER**
4 **THIS TITLE, THE REASON FOR EACH GRIEVANCE, AND THE OUTCOME OF EACH**
5 **GRIEVANCE DURING THE IMMEDIATELY PRECEDING FISCAL YEAR.**

6 SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect July
7 1, 2026.