

SENATE BILL 180

D1, C9
SB 107/25 – JPR

(PRE-FILED)

6lr1311
CF HB 213

By: **Senator Sydnor**

Requested: October 23, 2025

Introduced and read first time: January 14, 2026

Assigned to: Judicial Proceedings

Committee Report: Favorable

Senate action: Adopted

Read second time: March 3, 2026

CHAPTER _____

1 AN ACT concerning

2 **Evidence – Interception of Oral Communications – Fair Housing Testing**

3 FOR the purpose of providing that it is lawful for a person to intercept an oral
4 communication if the person is working as a fair housing tester for a certain fair
5 housing testing program under certain circumstances; and generally relating to
6 electronic surveillance.

7 BY adding to

8 Article – Courts and Judicial Proceedings

9 Section 10–401(13) and 10–402(c)(12)

10 Annotated Code of Maryland

11 (2020 Replacement Volume and 2025 Supplement)

12 BY repealing and reenacting, with amendments,

13 Article – Courts and Judicial Proceedings

14 Section 10–401(13) through (18)

15 Annotated Code of Maryland

16 (2020 Replacement Volume and 2025 Supplement)

17 SECTION 1. BE IT ENACTED BY THE GENERAL ASSEMBLY OF MARYLAND,

18 That the Laws of Maryland read as follows:

19 **Article – Courts and Judicial Proceedings**

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 10-401.

2 As used in this subtitle the following terms have the meanings indicated:

3 **(13) “NONPROFIT CIVIL RIGHTS ORGANIZATION” MEANS:**

4 **(I) A QUALIFIED FAIR HOUSING ENFORCEMENT**
 5 **ORGANIZATION OR A FAIR HOUSING ORGANIZATION AS DEFINED UNDER 24 C.F.R. §**
 6 **125.103; OR**

7 **(II) AN ORGANIZATION INCORPORATED UNDER MARYLAND**
 8 **LAW AS A PRIVATE, TAX-EXEMPT CIVIL RIGHTS ORGANIZATION THAT HAS AT LEAST**
 9 **2 YEARS’ EXPERIENCE IN:**

10 **1. COMPLAINT INTAKE;**

11 **2. COMPLAINT INVESTIGATION; AND**

12 **3. TESTING FOR FAIR HOUSING VIOLATIONS OR**
 13 **ENFORCEMENT OF MERITORIOUS CLAIMS.**

14 **[(13)] (14) (i) “Oral communication” means any conversation or words**
 15 **spoken to or by any person in private conversation.**

16 **(ii) “Oral communication” does not include any electronic**
 17 **communication.**

18 **[(14)] (15) “Person” means any employee or agent of this State or a political**
 19 **subdivision thereof, and any individual, partnership, association, joint stock company,**
 20 **trust, or corporation.**

21 **[(15)] (16) “Readily accessible to the general public” means, with respect to**
 22 **a radio communication, that the communication is not:**

23 **(i) Scrambled or encrypted;**

24 **(ii) Transmitted using modulation techniques the essential**
 25 **parameters of which have been withheld from the public with the intention of preserving**
 26 **the privacy of the communication; or**

27 **(iii) Except for tone-only paging device communications, transmitted**
 28 **over frequencies reserved for private use and licensed for private use under federal or State**
 29 **law.**

30 **[(16)] (17) “Telephone solicitation theft” means conduct of a person that:**

- 1 (i) Constitutes the offense of theft or attempted theft; and
- 2 (ii) Involves the use of a telephone to solicit the payment of money.
- 3 **[(17)] (18)** “User” means any person or entity that:
- 4 (i) Uses an electronic communication service; and
- 5 (ii) Is duly authorized by the provider of the service to engage in that
- 6 use.

7 **[(18)] (19)** “Wire communication” means any aural transfer made in whole

8 or in part through the use of facilities for the transmission of communications by the aid of

9 wire, cable, or other like connection between the point of origin and the point of reception

10 (including the use of a connection in a switching station) furnished or operated by any

11 person licensed to engage in providing or operating such facilities for the transmission of

12 communications.

13 10–402.

14 (c) **(12) (I) IT IS LAWFUL UNDER THIS SUBTITLE FOR A PERSON TO**

15 **INTERCEPT AN ORAL COMMUNICATION IF:**

16 **1. THE PERSON IS WORKING AS A FAIR HOUSING TESTER**

17 **FOR A FAIR HOUSING TESTING PROGRAM OPERATED BY:**

18 **A. THE FEDERAL GOVERNMENT;**

19 **B. THE STATE;**

20 **C. A LOCAL GOVERNMENT; OR**

21 **D. A NONPROFIT CIVIL RIGHTS ORGANIZATION;**

22 **2. THE PERSON IS A PARTY TO THE COMMUNICATION;**

23 **AND**

24 **3. THE INTERCEPTION IS BEING MADE FOR THE**

25 **PURPOSE OF OBTAINING EVIDENCE OF A FAIR HOUSING VIOLATION UNDER**

26 **FEDERAL, STATE, OR LOCAL LAW.**

27 **(II) EXCEPT AS PROVIDED IN SUBPARAGRAPH (III) OF THIS**

28 **PARAGRAPH, NO PART OF THE CONTENTS OF THE INTERCEPTED COMMUNICATION**

29 **AND NO EVIDENCE DERIVED THEREFROM MAY BE RECEIVED IN EVIDENCE IN ANY**

30 **TRIAL, HEARING, OR OTHER PROCEEDING IN OR BEFORE ANY COURT, GRAND JURY,**

1 DEPARTMENT, OFFICER, AGENCY, REGULATORY BODY, LEGISLATIVE COMMITTEE,
2 OR OTHER AUTHORITY OF THE STATE OR A POLITICAL SUBDIVISION OF THE STATE.

3 (III) THE CONTENTS OF AN INTERCEPTED ORAL
4 COMMUNICATION MADE IN ACCORDANCE WITH SUBPARAGRAPH (I) OF THIS
5 PARAGRAPH MAY BE USED ONLY FOR THE PURPOSE OF ENFORCING FEDERAL,
6 STATE, OR LOCAL FAIR HOUSING LAWS.

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

Approved:

Governor.

President of the Senate.

Speaker of the House of Delegates.