

SENATE BILL 335

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6lr1840
CF HB 315

By: **Senators Love, Charles, Henson, Hettleman, Lam, Muse, and Sydnor**

Introduced and read first time: January 23, 2026

Assigned to: Judicial Proceedings

A BILL ENTITLED

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
23 Annotated Code of Maryland
24 (2021 Replacement Volume and 2025 Supplement)

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

EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.

[Brackets] indicate matter deleted from existing law.



Article – State Government

20–701.

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

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

20–705.1.

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

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

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

(1) THE PROSPECTIVE TENANT’S INCOME;

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

(3) ANY ADVERSE CREDIT HISTORY THAT AROSE DURING A PERIOD WHEN THE PROSPECTIVE TENANT DID NOT HAVE AN INCOME–BASED HOUSING SUBSIDY, IF THE LANDLORD COULD REASONABLY HAVE KNOWN THE DATE ON WHICH THE SUBSIDY WAS RECEIVED.

(C) NOTWITHSTANDING SUBSECTION (B) OF THIS SECTION, A LANDLORD THAT RECEIVES FUNDING FROM A GOVERNMENTAL ENTITY, A QUASI–GOVERNMENTAL ENTITY, OR A NONPROFIT ORGANIZATION THAT REQUIRES INCOME QUALIFICATION FOR TENANTS IN INCOME–RESTRICTED RENTAL UNITS MAY COLLECT FINANCIAL INFORMATION FROM A PROSPECTIVE TENANT IF THE COLLECTION OF FINANCIAL INFORMATION IS A CONDITION OF THE FUNDING.

20–1020.

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

2 (e) “Discriminatory housing practice” means an act that is prohibited under §
3 20–705, **§ 20–705.1**, § 20–706, § 20–707, or § 20–708 of this title.

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