



House Bill 861 – Real Property – Landlord and Tenant – Reusable Tenant Screening Reports

Position: Oppose

Maryland REALTORS® opposes HB 861 which, among other provisions, would prevent landlords that accept a reusable tenant screening report from charging any application fee.

Although a landlord would not have to charge as large an application fee if the landlord accepts a reusable tenant screening report, the landlord still has administrative expenses processing applications. The landlord can either charge a fee to prospective tenants to help defray some of that cost or recover that expense through rent to existing tenants.

Moreover, property managers have reported that reusable tenant screening reports may be accepted more widely if the landlord was able to download the report directly from the reporting agency. There have been times that tenants have presented false reports to landlords which has led to the landlord rejecting all such reports.

For that reason, the Maryland REALTORS® recommends an unfavorable report.

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