

February 16, 2021

The Honorable Kumar P. Barve  
Environment & Transportation Committee  
House Office Building, Room 251,  
6 Bladen St., Annapolis, MD, 21401

**RE: HB 861 Real Property – Landlord and Tenant – Reusable Tenant Screening Reports**

Dear Chairman Barve:

The Maryland Building Industry Association, representing 1,100 member firms statewide, appreciates the opportunity to participate in the **HB 861( Real Property – Landlord and Tenant – Reusable Tenant Screening Reports)**. MBIA Supports the Act with amendments.

This bill would create the Reusable Tenant Screening Report prepared by a consumer reporting agency for use in rental applications. MBIA supports this measure with amendments. MBIA supports generating a report by a third-party consumer reporting agency as a useful step in evaluating potential tenants with the best possible data available. However, prohibiting the landlord from charging the tenant an application fee would be a major detriment to the use of such a report. The application fees is designed to cover multiple landlord expenses in the screening of a new tenant and removing that fee would create a major disincentive to utilizing the report. MBIA supports this measure if Section 2 Paragraph D prohibiting the charging of application fee is stricken.

For these reasons, MBIA respectfully requests the Committee adopt the proposed amendment and give this measure a favorable report with the above amendments. Thank you for your consideration.

For more information about this position, please contact Lori Graf at 410-800-7327 or [lgraf@marylandbuilders.org](mailto:lgraf@marylandbuilders.org).

cc: Members of the House Environment & Transportation Committee