

February 28, 2025

The Honorable Marc Korman
Environment & Transportation Committee
House Office Building, Room 251,
Annapolis, MD, 21401

RE: MBIA Letter of Opposition – HB1239 Fair Housing and Housing Discrimination - Regulations, Intent, and Discriminatory Effect

Dear Chairman Korman,

The Maryland Building Industry Association, representing 100,000 employees statewide, appreciates the opportunity to participate in the discussion surrounding **HB1239 Fair Housing and Housing Discrimination - Regulations, Intent, and Discriminatory Effect Permits**. MBIA **opposes** the Act in its current version.

HB1239 would authorize the Department of Housing and Community Development to adopt certain regulations related to affirmatively furthering fair housing and provide that certain discriminatory housing practices may be committed without intent and prohibit a person from acting in a certain manner that has a discriminatory effect against a person related to the sale or rental of a dwelling.

The industry has concerns as the legislation would introduce a new legal standard that allows claims of housing discrimination to be proven even without demonstrating intentional discrimination, meaning that practices with a discriminatory effect can be challenged regardless of the actor's intent. This is overly vague as it would allow a claim to be filed on any basis even with no evidence of any discriminatory intent. While we support the sponsor's intent to eliminate any form of discriminatory practices, this is going a step too far as this takes away parameters in which these types of practices fall under.

For these reasons, MBIA respectfully urges the Committee to give this measure a **favorable** report. Thank you for your consideration.

For more information about this position, please contact Lori Graf at 410-800-7327 or lgraf@marylandbuilders.org.

cc: Members of the House Environment & Transportation Committee