

February 28, 2025

The Honorable Marc Korman
Chairman, Environment and Transportation Committee
Room 251, House Office Building
Annapolis, Maryland 21401

RE: HB 1302 Housing and Community Development – Housing Counseling

Dear Chairman Korman:

The Maryland Building Industry Association, representing 100,000 employees statewide, appreciates the opportunity to participate in the discussion surrounding **HB 1302 Housing and Community Development – Housing Counseling**. MBIA **opposes** the act in its current version.

This bill requires all recipients of funding from the Maryland Department of Housing and Community Development for any residential building project to offer housing counseling services to prospective residents. It is unclear whether the developer would be responsible for covering the cost of these services. Our members do not oppose simply offering a prospective homebuyer a referral to a qualified housing counseling professional. Requiring developers to provide funding for these services will add unnecessary costs to affordable housing projects. Prospective homebuyers can already request for free or low-cost housing counseling services directly through the U.S Department of Housing and Urban Development. The Department is required to provide free housing counseling services to potential homebuyers who cannot afford to pay the fee.

For these reasons, MBIA respectfully requests the Committee give this measure an unfavorable 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