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February 14, 2025

The Honorable Marc Korman
Chair
House Environment and Transportation Committee
Maryland House of Delegates
251 Taylor House Office Building
6 Bladen Street, Annapolis, MD 21401

RE: HB 817 - Residential Leases - Use of Algorithmic Device by Landlord to Determine Rent – Prohibition – Favorable with Amendments

Dear Chair Korman and Members of the Committee,

On behalf of TechNet, I'm writing to share remarks on HB 817 related to the use of algorithmic devices by landlords to determine rent.

TechNet is the national, bipartisan network of technology CEOs and senior executives that promotes the growth of the innovation economy by advocating a targeted policy agenda at the federal and 50-state level. TechNet's diverse membership includes dynamic American businesses ranging from startups to the most iconic companies on the planet and represents over 4.5 million employees and countless customers in the fields of information technology, artificial intelligence, e-commerce, the sharing and gig economies, advanced energy, transportation, cybersecurity, venture capital, and finance. TechNet has offices in Austin, Boston, Chicago, Denver, Harrisburg, Olympia, Sacramento, Silicon Valley, Tallahassee, and Washington, D.C.

Artificial intelligence (AI), machine learning (ML), and the algorithms that often support artificial intelligence have generated policymaker interest. We acknowledge that as technological advances emerge, policymakers' understanding of how these technologies work is vital for responsible policymaking. Our member companies are committed to responsible AI development and use.

TechNet is interested in HB 817 and is requesting an updated definition for "Nonpublic Competitor Data". We're requesting the sponsor strike lines 3-16 on page three and insert the following definition that has been used in at least one other state:

- **"Nonpublic competitor data" means information that is not available to the general public, including information about actual rent amounts, occupancy rates, lease start and end dates, and similar**

data, regardless of whether the information is attributable to a specific competitor or anonymized, and regardless of whether the information is derived from or otherwise provided by another person that competes in the same or a related market.

Thank you for the opportunity to share our suggestions and please don't hesitate to reach out with any questions.

Sincerely,

Margaret Durkin

Margaret Durkin
TechNet Executive Director, Pennsylvania & the Mid-Atlantic