

Senate Judicial Proceedings Committee

**SB 677:** Human Relations – Discrimination in Housing – Income-Based Housing Subsidies

February 17, 2025

Position: Support with Amendment

The Arc Maryland is the largest statewide advocacy organization dedicated to protecting and advancing the rights and quality of life of people with intellectual and developmental disabilities (IDD).

SB 677 says that a landlord or residential rental property that uses financial information, including credit history, as part of a prospective tenant's rental application, may not refuse to rent to a prospective tenant who pays rent with the assistance of an income-based housing subsidy.

What does "source of income" mean?

Any lawful source of funds used to rent or purchase housing. It includes money from

- 1) lawful employment;
- 2) any government or private assistance, grant, loan, or rental assistance program; and
- 3) any gift, inheritance, pension, annuity, alimony, or child support.

Who would benefit from the inclusion of source of income in this legislation?

Source of income discrimination disproportionately affects vulnerable populations such as:

- Senior Citizens
- People with Disabilities
- Single Parents
- Veterans, and
- Low Wage Workers

Many of these people use housing vouchers because their incomes are not high enough to pay the full rent. Source of income anti-discrimination laws exist in several counties in Maryland. This bill would extend those protections to people living in all Maryland counties.

For this reason, The Arc Maryland encourages a favorable report on SB677  
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