

February 6, 2025

The Honorable William C. Smith Jr.  
Chairman, Senate Judicial Proceedings Committee  
2 East Miller Senate Office Building  
Annapolis, Maryland 21401

**RE: Letter of Opposition SB514 - Landlord and Tenant - Residential Leases - Prospective Tenant Criminal History Records Check (Maryland Fair Chance Housing Act)**

Dear Chair Smith:

The Maryland Building Industry Association, representing 100,000 employees statewide, appreciates the opportunity to participate in the discussion surrounding Landlord and Tenant - Residential Leases - Prospective Tenant Criminal History Records Check (Maryland Fair Chance Housing Act). MBIA **Opposes** the Act in its current version.

MBIA opposes SB514, which would limit the ability of housing providers and property managers to review the criminal history of prospective tenants. Under the bill, housing providers would be prohibited from reviewing a prospective tenant's criminal history dating back more than three years.

The legislation also prevents housing providers from requiring a prospective tenant to detail their criminal history in the rental application. With guidance from the United States Department of Housing and Urban Development (HUD) it is clear that a person's criminal history cannot be used to automatically disqualify a prospective tenant but can be used as part of an overall assessment of the tenant.

MBIA believes the current time limit of 7 years is a good balance between shielding information that is less likely to impact the property or other tenants, and information that should be considered more closely.

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 Senate Judicial Proceedings Committee