

HB0573_RichardKaplowitz_FAV

02/19/2026

Richard Keith Kaplowitz

Frederick, MD 21703

TESTIMONY ON HB#/0573- POSITION: FAVORABLE

Fair Housing and Housing Discrimination - Regulations, Intent, and Discriminatory Effect

TO: Chair Valderrama, Vice Chair Charkoudian and members of the Economic Matters Committee

FROM: Richard Keith Kaplowitz

My name is Richard Keith Kaplowitz. I am a resident of District 3, Frederick County. I am submitting this testimony in support of HB#/0573, **Fair Housing and Housing Discrimination - Regulations, Intent, and Discriminatory Effect**

This bill's intent is to provide a definition of discriminatory practices that interfere with furthering fair housing in Maryland. It states that "discriminatory effect" means an effect that actually or predictably has a disparate impact on a group of persons or creates, increases, reinforces, or perpetuates segregated housing patterns because of race, color, religion, sex, disability, marital status, familial status, sexual orientation, gender identity, national origin, source of income, or military status.

This bill will accomplish this purpose of ensuring the prevention of discriminatory practices being committed with intent to do so. This will occur by authorizing the Department of Housing and Community Development to adopt certain regulations related to affirmatively furthering fair housing; providing that certain discriminatory housing practices may be committed without intent; prohibiting a person from acting in a certain manner that has a discriminatory effect; and providing that certain conduct necessary to achieve certain nondiscriminatory interests does not constitute a certain violation.

I respectfully urge this committee to return a favorable report on HB#/0573.