

March 10, 2026

The Honorable Kriselda Valderrama, Chair  
House Economic Matters Committee  
231 Taylor House Office Building  
Annapolis, Maryland 21401

**Re: NAMIC Support for HB 1460 - Landlord and Tenant - Investor-Owned Single-Family Rental Property - Landlord Requirements**

Chair Valderrama and Members of the Committee,

Thank you for the opportunity to provide written testimony on House Bill 1460 - Landlord and Tenant - Investor-Owned Single-Family Rental Property - Landlord Requirements by Delegate Deni Taveras. On behalf of the National Association of Mutual Insurance Companies (NAMIC), we urge you to pass HB 1460, as it provides meaningful protections for Maryland tenants by ensuring fair, transparent, and accountable rental practices in investor-owned single-family homes.

The National Association of Mutual Insurance Companies (NAMIC) is the foremost trade association representing the property/casualty insurance industry. Serving more than 1,300 member companies—including local and regional insurers as well as some of the nation's largest carriers—NAMIC members collectively write \$467 billion in annual premiums, representing 61% of the homeowners and 53% of the automobile insurance markets. For more than 130 years, NAMIC has been the leading voice advancing public policy solutions and regulatory frameworks that promote a strong, competitive market and protect our members and their policyholders.

HB 1460 establishes reasonable limits on rent, utilities, and additional mandatory fees for tenants, preventing excessive or unclear charges that can jeopardize housing stability. It also requires landlords to disclose essential information, including fair market rent, the property's last sale price, and the maximum allowable rent, before a tenant signs or renews a lease. These transparency requirements empower renters to make informed decisions and promote a more equitable housing market.

Additionally, the bill authorizes the Department of Housing and Community Development or the Office of the Attorney General to impose penalties on landlords who violate these standards. This enforcement mechanism is critical to ensuring compliance and protecting tenants from predatory practices. By setting clear guardrails and enhancing renter protections, HB 1460 strengthens Maryland's commitment to fair housing and responsible property ownership.

For these reasons, we respectfully request a favorable report on House Bill 1460.

Sincerely,



Gina Rotunno  
Regional Vice President, Mid-Atlantic