



MARYLAND LEGISLATIVE LATINO CAUCUS

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TO: Delegate Kriselda Valderrama, Chair
Delegate Lorig Charkoudian, Vice Chair
Economic Matters Committee Members
FROM: Maryland Legislative Latino Caucus
DATE: 03/12/2026
RE: HB1460 - Landlord and Tenant - Investor-Owned
Single-Family Rental Property - Landlord Requirement

The MLLC supports HB1460 - Landlord and Tenant - Investor-Owned Single-Family Rental Property - Landlord Requirements

The MLLC is a bipartisan group of Senators and Delegates committed to supporting legislation that improves the lives of Latinos throughout our state. The MLLC is a crucial voice in the development of public policy that uplifts the Latino community and benefits the state of Maryland. Thank you for allowing us the opportunity to express our support of HB1460.

Nationwide, single-family rentals make up around 16% of the rental market with variances in cities around the country¹. As the cost of living rises for Maryland families, this bill offers protections for renters of single-family homes. Generally, this bill seeks to prohibit a landlord of an investor-owned single-family rental property from charging a tenant more than a certain amount in rent, utilities, and additional mandatory fees. Specifically for the Latino community, Latino/Hispanic families are significantly impacted by rental policies as 52% of Latino families rent their housing². Further, of the Latinos that rent, 53.2% are cost-burdened meaning that they spend more than 30% of their income on rental costs³.

This bill offers protections against increasing rental prices outside of fair market rates and protections against predatory landlords which would greatly impact Latino families. Additionally, this bill would create an avenue for renters to pursue complaints and landlords to face penalties if found in violation of the standards in this bill. Overall, this bill would greatly benefit renters, specifically Latino renters, who need solutions to rising rental costs in Maryland.

The urgency of this legislation is underscored by a growing body of research on how institutional investors target the very communities Latino families call home. Research has documented that corporate landlords employ strategies that create harmful housing conditions, leading to homelessness, mental and physical health issues, and deepening racial and health inequities that disproportionately affect Black and Latino communities. HB 1460 is Maryland's opportunity to push back on these practices, ensuring that investor-owned properties in our state are subject to clear, enforceable standards that protect Maryland's most vulnerable renters.

For these reasons, the Maryland Legislative Latino Caucus respectfully requests a favorable report on HB1460.

¹ [National Association of Realtors. Single-Family Rental Trends and Their Geography. 12 Nov. 2025.](#)

² [National League of Cities. Housing for: Renters. 12 Sept. 2023](#)

³ [United States Census Bureau. Nearly Half of Renter Households Are Cost-Burdened, Proportions Differ by Race. 12 Sept. 2024](#)

