



MARYLAND LEGISLATIVE LATINO CAUCUS

Lowe House Office Building, 6 Bladen Street, Room 200 · Annapolis, Maryland 21401
Phone 410-841-3374 | 301-858-3374 · 800-492-7122 Ext. 3374 · Fax 410-841-3342 | 301-858-3342
latino.caucus@house.state.md.us · www.mdlatinocaucus.org

ASHANTI MARTINEZ, CHAIR
GABRIEL ACEVERO, VICE-CHAIR
DENI TAVERAS, TREASURER
JOE VOGEL, SECRETARY
JASON A. AVILA GARCIA, EXECUTIVE DIRECTOR

TO: Delegate Kriselda Valderrama, Chair
Delegate Lorig Charkoudian, Vice Chair
Economic Matters Committee Members
FROM: Maryland Legislative Latino Caucus
DATE: 02/19/2026
RE: HB0434 - Residential Leases - Prohibition on the use of AI

The MLLC supports HB0434 - Residential Leases - Prohibition on the use of AI

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 HB0434.

Rental policies significantly affect the Latino population as 52% of Latino families rent their housing¹. Further, of the Latinos that rent, 53.2% are cost-burdened meaning that they spend more than 30% of their income on rental costs². Latinos and other communities cannot afford the steady rise of rental prices.

Landlords have been indirectly coordinating with one another by feeding non-public, competitively sensitive data on rents and vacancy rates into algorithmic rental pricing software products that sets rental prices, occupancy, and lease terms. Algorithmic rental pricing software products have pushed rents higher nationwide and caused some rental units to sit vacant purely to increase landlord profits. The algorithms prohibited in this bill have faced increasing scrutiny around the country as they have been found to increase rental prices for consumers and increase landlord profits³. In 2025, the U.S. Department of Justice filed a lawsuit against several companies alleging increased rental prices due to use of algorithmic rental pricing software⁴

Prohibiting the use of algorithmic rental pricing software in Maryland has the potential to greatly impact all renters, particularly the Latino community who overwhelmingly rent their housing.

For these reasons, the Maryland Legislative Latino Caucus respectfully requests a favorable report on HB0434.

¹ [National League of Cities. Housing for: Renters. 12 Sept. 2023](#)

² [United States Census Bureau. Nearly Half of Renter Households Are Cost-Burdened, Proportions Differ by Race. 12 Sept. 2024](#)

³ [National Community Reinvestment Coalition. How Algorithms and Monopolies Hurt Tenants – and How Tech Can Help. 19 Dec. 2024](#)

⁴ [Baltimore Banner. Maryland landlords among those accused of price-fixing in federal lawsuit. 8 Jan. 2025](#)