



HB 1460 - Landlord and Tenant - Investor-Owned Single-Family Rental Property - Landlord Requirements

House Economic Matters Committee

March 12, 2026

SUPPORT

Chair Valderrama, Vice-Chair, and members of the committee, thank you for the opportunity to submit testimony in support of House Bill 1460. This bill

The CASH Campaign of Maryland promotes economic advancement for low-to-moderate income individuals and families in Baltimore and across Maryland. CASH accomplishes its mission through operating a portfolio of direct service programs, building organizational and field capacity, and leading policy and advocacy initiatives to strengthen family economic stability. CASH and its partners across the state achieve this by providing free tax preparation services through the IRS program 'VITA', offering free financial education and coaching, and engaging in policy research and advocacy. **Almost 4,000 of CASH's tax preparation clients earn less than \$10,000 annually. More than half earn less than \$20,000.**

Housing costs are one of the largest financial pressures facing the families we serve. When rent rises unpredictably or includes hidden fees, it becomes extremely difficult for households to build savings, maintain financial stability, or plan for the future. For families living paycheck to paycheck, even a modest increase in housing costs can mean falling behind on utilities, taking on high-cost debt, or being forced to move.

According to the National Low Income Housing Coalition (NLIHC), **47% of low-income households and 74% of extremely low-income households in Maryland are cost burdened due to housing expenses.** A household is considered cost burdened when it spends more than 30% of its income on housing costs. When families spend such a large share of their income to rent, it leaves little room to cover other essentials such as food, transportation, childcare, or healthcare. This financial strain makes it extremely difficult for households to save or build long-term financial security.

HB 1460 addresses an increasingly important issue in Maryland's housing market, which is the growing presence of investor-owned single-family rental properties. When large investors purchase homes and convert them into rental properties, rents and fees can increase quickly, often without clear explanation to tenants. This bill introduces important safeguards to ensure that rental pricing remains transparent and within reasonable limits.

Creating Assets, Savings and Hope



By tying the maximum allowable rent to fair market rent or the property's sale price, HB 1460 helps ensure that rents remain connected to actual market conditions rather than speculative pricing. These protections can help stabilize housing costs for tenants and reduce the risk of sudden rent spikes that can destabilize family budgets.

The bill also requires landlords to disclose key information to tenants before they sign or renew a lease, including the fair market rent, the last sale price of the property, and the maximum allowable rent. This transparency empowers tenants to better understand their housing costs and helps prevent practices that can obscure the true price of rent.

Stable housing is essential for economic mobility. When families are able to rely on predictable housing costs, they are better positioned to save, invest in education or job training, and build long-term financial security. Conversely, when housing costs consume an overwhelming share of income, it becomes nearly impossible for households to get ahead.

HB 1460 takes meaningful steps to promote housing stability and transparency in Maryland's rental market while ensuring accountability for landlords who operate investor-owned properties. These protections can help prevent price gouging, reduce financial strain on renters, and support the broader goal of economic stability for Maryland families.

Thus, we encourage you to return a favorable report for HB 1460.