

HB1460_RichardKaplowitz_FAV

03/12/2026

Richard Keith Kaplowitz

Frederick, MD 21703

TESTIMONY ON HB#/1460- POSITION: FAVORABLE

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

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#/1460, **Landlord and Tenant - Investor-Owned Single-Family Rental Property - Landlord Requirements**

Investor-owned housing misconduct in Maryland is currently highlighted by a massive, suspected \$100 million fraudulent "housing hustle" in Baltimore involving out-of-state investors. Misconduct includes inflated property purchases, neglect of rental units, and high foreclosure rates affecting Black neighborhoods. This bill is submitted to curb these practices by seeking to limit rent, fees, and utilities on certain investor-owned single-family homes, and requiring greater disclosure of financial details to tenants. ¹

Key Areas of Investor-Owned Housing Misconduct

- "Housing Hustle" / Fraudulent Schemes
- Negligent Property Maintenance
- Rental Abuses
- Investor Fraud (Securities/Rehabilitation)
- "Squatter" Issues

Regulatory and Legal Responses

- Investigations
- Proposed Legislation (2026)
- Legal Action
- Complaints

For more, you can read [this article about the FTC investigating institutional investors](#) and [this article about the lawsuit filed by Langley Park tenants](#).

This bill will address these known issues by prohibiting 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; requiring a landlord to disclose the fair market rent, last sale price of a home, and the maximum allowable rent to a tenant or prospective tenant; and authorizing the Department of Housing and Community Development or the Office of the Attorney General to impose certain penalties under certain circumstances; etc.

I respectfully urge this committee to return a favorable report on HB#/1460.

¹ Google AI Search "investor owned housing misconduct in Maryland"