



House Bill 315 – Landlord and Tenant – Residential Housing – Rental Applications and Tenant Screening Report

Position: Unfavorable

The Maryland REALTORS® oppose HB 315 which prohibits landlords from using credit history as part of the decision-making process for prospective tenants with income-based housing subsidies.

Maryland REALTORS® includes many property managers who mostly manage single-family rentals for mom and pop landlords. This legislation undermines landlords from objectively determining a tenant's ability to afford a property.

Many tenants with income-based housing subsidies still pay a portion of their rent themselves in addition to the subsidy payment and any utility and other living costs. Credit reports measure each prospective tenant based on the same criteria and ensure more objectivity as the prospective tenants are measured against each other.

Finding more objective tools to ensure tenants can afford a property is important to both the tenant and landlord. Housing instability results when tenants are placed in property they cannot afford, and constant turnover of a dwelling is expensive to landlords and hurts their ability to provide affordable housing. For these reasons, Maryland REALTORS® recommend an unfavorable report.

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