



**Maryland Commission  
on LGBTQIA+ Affairs**

**Bill Title:** Landlord and Tenant – Investor–Owned  
Single–Family Rental Property – Landlord Requirements

**Bill Number(s):** HB1460

**Position:** FAVORABLE

**Date:** March 10, 2026

**Submitted by:** Jeremy Browning, Director of the  
Maryland Commission on LGBTQIA+ Affairs

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**To:**

**House Economic Matters Committee**

The Hon. Kriselda Valderrama, Chair  
The Hon. Lorig Charkoudian, Vice Chair

**Testimony on behalf of the Maryland Commission on LGBTQIA+ Affairs:**

The Maryland Commission on LGBTQIA+ Affairs respectfully submits this testimony in support of HB1460

The Commission was established by the General Assembly to assess the challenges facing LGBTQIA+ Marylanders, inform state leadership, and advance policies that protect health, safety, and dignity. Our vision is a Maryland where all LGBTQIA+ people are able to live full and authentic lives. Conversion therapy is inconsistent with that vision.

House Bill 1460 establishes guardrails for investor-owned single-family rental properties by limiting excessive rent and mandatory fees, requiring transparency about fair market rent and property sale price, and creating a public registry of landlords operating investor-owned single-family rental properties.

LGBTQIA+ Marylanders continue to face challenges accessing affirming housing, health care, education, and employment, while also facing increased risks of discrimination, harassment, and violence. These challenges can create barriers to stability and opportunity across many aspects of daily life.

Housing stability plays a critical role in supporting individual safety, economic security, and access to essential services. When housing costs become unpredictable or inflated through

excessive fees or speculative investment practices, it can increase the risk of displacement and create additional barriers for renters.

HB1460 promotes transparency and accountability in Maryland's rental market by requiring landlords of investor-owned single-family rental properties to disclose fair market rent and the maximum allowable rent before a lease is entered into or renewed. The bill also establishes guardrails to prevent excessive rent and mandatory fees and creates a public registry of landlords operating these properties.

Policies that increase transparency and stability in the rental market can help strengthen housing security and support healthier, more stable communities across Maryland.

For these reasons, the Maryland Commission on LGBTQIA+ Affairs respectfully urges a favorable report on House Bill 1460.