



**HB313: Landlord and Tenant - Residential Housing -  
Rental Applications and Tenant Screening**

**Position: FAVORABLE**

February 5, 2026

The Honorable Kriselda Valderrama, Chair  
Economic Matters Committee  
230 Taylor House Office Building  
Annapolis, MD 21401  
Cc: Members of the Committee

Chair Valderrama and members of the Economic Matters Committee,

Economic Action Maryland Fund urges a favorable report on HB313, which would set guardrails and transparency when screening tenant rental applications.

HB313 requires landlords, before accepting a rental application fee, to explain to tenants in writing what information will be used in a tenant screening report and requires an explanation in writing if a tenant is denied because of that screening report. The bill also prohibits the use of shielded, sealed, or suppressed eviction records to deny a tenant's application.

Securing affordable housing has become increasingly difficult. The search for an affordable rental unit is time-consuming and expensive. Disclosing the tenant screen in advance can save a tenant from an unnecessary application fee or an unnecessary delay, and saves the landlord from the time and cost of running the screen.

Tenant screening tools, and AI-driven screening tools in particular, are prone to errors and racial bias.<sup>1</sup> Tenants deserve the opportunity to rebut a report that could lead to their denial of housing, particularly if their tenancy is denied based on inaccurate data. This legislation does not prohibit landlords from using these tools, it simply puts reasonable guardrails in place on how they are used and gives tenants an opportunity to address false or unjust denials.

For these reasons, we urge a favorable report on HB313.

Sincerely,  
Jennifer Bevan-Dangel, Deputy Director

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<https://www.americanbar.org/groups/crsj/resources/human-rights/2024-june/how-past-present-biases-haunt-algorithmic-tenant-screening-systems/>

*Economic Action (formerly the Maryland Consumer Rights Coalition) champions economic rights and housing justice through advocacy, research, consumer education, and direct service. Our 12,500 supporters include consumer advocates, practitioners, and low-income and working families throughout Maryland.*

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