



HB1460: Landlord and Tenant - Investor-Owned Single-Family Rental Property - Landlord Requirements

Position: Favorable

March 12, 2026

The Honorable Kris Valderrama, Chair
Economic Matters Committee
Room 230, House Office Building
Annapolis, Maryland 21401
cc: Members, House Economic Matters

Chair Valderrama and Members of the Committee:

Economic Action Maryland Fund urges a favorable report on HB1460, which would protect renters from exorbitant rents in investor-owned rental units.

As of January this year, Maryland became the 8th most expensive place to rent in the nation.¹ Since the start of this year, Economic Action Maryland Fund has seen a sharp increase in calls to our housing services staff due to individuals facing eviction. **Calls for assistance are up 329% from the same period last year.** These clients cite job loss and rising expenses as the reason they are unable to keep up with rent.

Studies have shown that investors have a significant impact in specific markets.² Simply put, investors focus on specific communities, buying up available housing and then driving up prices across the neighborhood. And investor-owned properties are more likely to experience disinvestment, impacting the entire community and leading to further disinvestment by individual owners.³

And the share of housing that is investor-owned is rapidly increasing. Changes to the market after the housing bubble burst in 2008, combined with advances in technology, have incentivized investor purchases of single family homes.⁴ Investor-owned single family homes have increased and continue to increase compared to individual-owned homes, as high mortgage rates and the shortage of supply continue to provide an advantage to investors in the housing market.⁵

¹ <https://thebaynet.com/high-demand-high-rent-maryland-now-8th-most-expensive-for-renters/>

² <https://www.thesling.org/investors-have-a-large-footprint-in-certain-rental-markets-it-just-depends-on-where-you-look/>

³ <https://jpia.princeton.edu/news/rise-institutional-investors-us-rental-housing-market>

⁴ Ibid

⁵ <https://www.stlouisfed.org/on-the-economy/2025/oct/role-single-family-rentals-us-housing-market>

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.



Government policy has incentivized the rapid expansion of investor-owned housing, exposing renters to the risk of higher prices in targeted markets. Government policy should protect renters from being exploited by those investors. For these reasons, we urge a favorable report on HB1460.

Sincerely,
Jennifer Bevan-Dangel,
Deputy Director

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.

2209 Maryland Ave · Baltimore, MD 21218 | www.econaction.org
Marceline White · Marceline@EconAction.org | Jennifer Bevan-Dangel · Jennifer@EconAction.org