



WES MOORE
Governor
ARUNA MILLER
Lt. Governor
JACOB R. DAY
Secretary
JULIA GLANZ
Deputy Secretary

DATE: April 2, 2026
BILL NO: Senate Bill 335
TITLE: Landlord and Tenant – Discrimination in Housing for Income-Based Subsidies and Positive Rental History Reporting
COMMITTEE: House Economic Matters Committee

Letter of Support

Description of Bill:

Senate Bill 335 prohibits landlords from refusing to rent to prospective tenants who use income-based housing subsidies on the basis of the prospective tenant's income, credit score, or lack of credit score. It would additionally limit the use of adverse credit history when that history arose prior to the tenant receiving income-based housing subsidies. The bill additionally clarifies that landlords may verify a tenant's ability to pay the portion of the rent not covered by the subsidy, if it is done consistently with non-subsidized tenants as well. Furthermore, the bill requires landlords to offer tenants the option to have their positive rental payment history reported to consumer reporting agencies which can help tenants build credit over time.

Background and Analysis:

In 2020, the General Assembly passed the Housing Opportunities Made Equal (HOME) Act, prohibiting discrimination in housing based on a person's source of income. The HOME Act prevents landlords from refusing to rent to a prospective tenant because they receive, for example, housing vouchers or Social Security benefits rather than income from employment. Since its enactment, the HOME Act – enforced by the Maryland Commission on Civil Rights and Office of the Attorney General – has helped ensure fair access to housing for individuals with non-traditional income sources by giving voucher holders access to more housing options and a wider range of neighborhoods.

Some landlords, however, circumvent the HOME Act by enforcing minimum income requirements or credit score requirements, including against prospective tenants who receive housing vouchers – even when those vouchers fully cover the cost of rent. While technically legal, this practice amounts to de facto source of income discrimination.

Senate Bill 335 would remove this “loophole” by prohibiting landlords from refusing to rent to prospective tenants who use income-based subsidies based on income, credit score, or the lack of credit score, and by limiting the use of previous credit history to ensure that tenants are not penalized for credit issues that arose prior to receiving housing assistance.

By addressing this discriminatory practice, the bill will help ensure fair access to housing for more Marylanders and assist some of the state's most vulnerable residents in obtaining stable housing. Additionally, by requiring landlords to offer tenants the option to report positive rental payment history, it sets renters up to building credit over time. Overall, enabling voucher holders to live in a wider range of neighborhoods, the bill will help deconcentrate poverty and promote socioeconomic mobility.

DHCD Position

The Maryland Department of Housing and Community Development respectfully requests a **favorable** report on SB 335.

