

**CAROLYN A. QUATTROCKI**  
*Chief Deputy Attorney General*

**LEONARD J. HOWIE III**  
*Deputy Attorney General*

**CARRIE J. WILLIAMS**  
*Deputy Attorney General*

**SHARON S. MERRIWEATHER**  
*Deputy Attorney General*

**ZENITA WICKHAM HURLEY**  
*Deputy Attorney General*



**STATE OF MARYLAND  
OFFICE OF THE ATTORNEY GENERAL  
CONSUMER PROTECTION DIVISION  
HOUSING UNIT**

**ANTHONY G. BROWN**  
*Attorney General*

**WILLIAM D. GRUHN**  
*Division Chief*

**KAREN M. VALENTINE**  
*Deputy Division Chief*

**PETER V. BERNS**  
*General Counsel*

**CHRISTIAN E. BARRERA**  
*Chief of Staff*

**KIRA WILPONE-WELBORN**  
*Unit Chief*

February 17, 2026

To: The Honorable Kriselda Valderrama  
Chair, Economic Matters Committee

From: Kira Wilpone-Welborn, Assistant Attorney General  
Consumer Protection Division

Re: House Bill 434 – Residential Leases - Use of Algorithmic Device by Landlord to  
Determine Rent, Occupancy, and Lease Terms - Prohibition (SUPPORT)

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The Consumer Protection Division of the Office of the Attorney General (the “Division”) supports House Bill 434 sponsored by Delegates Julie Palakovich Carr and Vaughn Stewart. House Bill 434 prohibits landlords from utilizing algorithms built on private competitor data to set rents. Increasingly, landlords have resorted to using these algorithms to the detriment of competition and tenants’ pocketbooks. Although these practices, as well as being antitrust violations, likely already violate the Consumer Protection Act, House Bill 434 would specifically enumerate that using algorithms to set rents is an unfair, abusive, and deceptive practice as defined and enforced under the Consumer Protection Act.

The Division supports House Bill 434 specifying that the use of algorithms containing private competitor data is a violation of the Consumer Protection Act because these algorithms distort the market and result in tenants paying more for rent. As such, the Division requests the Economic Matters Committee issue a favorable report on House Bill 434.

cc: The Honorable Julie Palakovich Carr  
The Honorable Vaughn Stewart  
Members, Economic Matters Committee