



## House Bill 1460

Date: March 12, 2026

Committee: Senate Finance

**Position: Unfavorable**

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Founded in 1968, the Maryland Chamber of Commerce (the Chamber) is the leading voice for business in Maryland. We are a statewide coalition of more than 7,000 members and federated partners, and we work to develop and promote strong public policy that ensures sustained economic growth for Maryland businesses, employees, and families.

House Bill 1460 (“HB 1460”) seeks to restrict the rent, utilities, and additional mandatory fees that a landlord of an “investor-owned single-family rental property” may charge. The Maryland Chamber is opposed to HB 1460 for the following reasons:

### **I. Broad Scope Could Adversely Affect Build-to-Rent Communities**

Although the bill appears aimed at institutional investors, its definition of “INVESTOR-OWNED SINGLE-FAMILY RENTAL PROPERTY” is broad and could inadvertently encompass a wide range of landlords. This includes numerous small landlords who are not institutional investors and, importantly, professionally managed build-to-rent communities. These communities are purpose-built residential developments—often single-family homes or townhomes—constructed specifically for leasing. Treating large-scale build-to-rent developments the same as small landlords or institutional investors is both impractical and inequitable.

Moreover, many build-to-rent communities may not have a recorded sale price, leaving them reliant on the “FAIR MARKET RENT” for the zip code. Depending on the location and specific circumstances of the community, this figure may be significantly different from what a lease should reasonably reflect.

### **II. Ambiguity Creates Legal and Administrative Challenges**

The enforcement and penalty provisions in HB 1460 raise serious concerns for housing providers. Under the bill, failure to provide notice of “THE FAIR MARKET RENT AT THE TIME OF THE AGREEMENT OR RENEWAL; THE LAST SALE PRICE OF THE RESIDENTIAL DWELLING; AND THE MAXIMUM ALLOWABLE RENT” could result in injunctive relief, attorney’s fees, and treble damages for the tenant, while the OAG could issue fines of up to \$10,000 and suspend rental licenses.

Additionally, providing inaccurate information to the proposed statewide registry could lead to fines of up to \$10,000, suspension of any rental license, and a prohibition on renting the property for up to three years. These punitive measures are likely to discourage housing providers from operating in Maryland.

### **III. HB 1460 Functions as Statewide Rent Control**

Beyond administrative concerns, HB 1460 is, in essence, a statewide rent control measure. While housing affordability is a critical issue in Maryland, implementing such restrictions could deter investment in new housing. Evidence from counties with local rent control regimes shows that these policies eliminate housing production and worsen housing affordability over time. Adoption of HB 1460 would similarly lead to disinvestment in housing throughout the State. **For these reasons, the Maryland Chamber respectfully requests an unfavorable report on HB 1460.**