



**House Bill 433 -- *Business Regulation - Collection Agencies - Licensure Exemption for Property Managers*  
House Economic Matters Committee  
February 11, 2026  
Support**

The Montgomery County Chamber of Commerce (MCCC), the voice of business in Metro Maryland, supports House Bill 433 -- *Business Regulation - Collection Agencies - Licensure Exemption for Property Managers*.

House Bill 433 exempts property managers from the requirement to hold a license to do business as a collection agency from the State Collection Agency Licensing Board.

The Chamber supports House Bill 433 because removing the requirement for residential property managers to obtain a debt collection agency license would reverse an unnecessary regulatory issue imposed last year. Property managers routinely collect rent from tenants on behalf of property owners, which is an ordinary business function comparable to any professional or contractor collecting payments from their customers.

When rent becomes delinquent, it is standard practice to refer those accounts to licensed, specialized debt collection agencies. Property managers themselves are not engaged in the business of debt collection, nor do they perform the functions that warrant a collection agency license. MCCC believes property managers should not be subject to licensing requirements intended for true debt collection entities.

**For these reasons, the Montgomery County Chamber of Commerce supports House Bill 433 and respectfully requests a favorable report.**

*The Montgomery County Chamber of Commerce (MCCC), on behalf of its members, champions the growth of business opportunities, strategic infrastructure investments, and a strong workforce to position Metro Maryland as a premier regional, national, and global business location. Established in 1959, MCCC is an independent, non-profit membership organization.*

*Brian Levine | Vice President of Government Affairs  
Montgomery County Chamber of Commerce  
51 Monroe Street | Suite 1800  
Rockville, Maryland 20850  
301-738-0015 | [www.mcccmd.com](http://www.mcccmd.com)*