



House Bill 1460 -- *Landlord and Tenant - Investor-Owned Single-Family Rental Property - Landlord Requirements*
House Economic Matters Committee
March 12, 2026
Oppose

The Montgomery County Chamber of Commerce (MCCC), the voice of business in Metro Maryland, opposes House Bill 1460 -- *Landlord and Tenant - Investor-Owned Single-Family Rental Property - Landlord Requirements*.

House Bill 1460 prohibits a landlord of an investor-owned single-family rental property from charging a tenant more than 120% of the fair market rent for the zip code of a single-family rental property or 120% of the last recorded sale price of the single-family rental property divided by 12. The bill also requires that the Department of Housing and Community Development establish and maintain a publicly accessible registry of investor-owned single-family rental property landlords and impose a civil fine of up to \$10,000 if a landlord submits false information for the registry.

MCCC argues that the provisions in House Bill 1460 effectively function as rent control, a policy widely viewed as counterproductive to housing affordability and market stability. The Chamber further contends that the bill's extensive reporting requirements are unnecessarily burdensome and could expose sensitive business data and proprietary information. Additionally, the compliance obligations, combined with potentially excessive penalties, may increase operational risks and administrative costs. Overall, MCCC warns that these factors would likely discourage investment in single-family rental properties, ultimately reducing the supply of available housing.

For these reasons, the Montgomery County Chamber of Commerce opposes House Bill 1460 and respectfully requests an unfavorable 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.

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