

HB1073_RichardKaplowitz_FAV

03/05/2026

Richard Keith Kaplowitz Frederick,
MD 21703

TESTIMONY ON HB#1073- POSITION: FAVORABLE

**Landlord and Tenant - Residential Leases - Prospective Tenant Criminal History Records Check
(Maryland Fair Chance Housing Act)**

TO: Chair Valderrama, Vice Chair Charkoudian and members of the Economic Matters Committee

FROM: Richard Keith Kaplowitz

My name is Richard Keith Kaplowitz. I am a resident of District 3, Frederick County. I am submitting this testimony in support of HB#1073, **Landlord and Tenant - Residential Leases - Prospective Tenant Criminal History Records Check (Maryland Fair Chance Housing Act)**

[Fair Chance Housing acts](#) (or "Ban the Box" for housing) are local and state laws that restrict landlords from inquiring about or using an applicant's criminal history during the initial screening process. These laws ... require a conditional offer before a background check is conducted, allowing for an individualized assessment of criminal records.¹

Key Aspects of Fair Chance Housing Laws:

- **"Ban the Box"**
- **Conditional Offer First**
- **Lookback Limitations**
- **Individualized Review**
- **Exceptions**

Specific Regional Examples (As of early 2026):

- **New York City**
- **Maryland**
- **Other**

This bill will assist in securing housing for people whose criminal history has created roadblocks to their reintegration in society.

The bill will prohibit a landlord from requiring or requesting from a prospective tenant certain information relating to criminal history and prohibiting a landlord from considering certain information when evaluating the prospective tenant; permitting a landlord to consider certain criminal history information prior to extending a conditional offer to a prospective tenant and requiring the landlord to consider certain information provided by a prospective tenant relating to a criminal history records check; etc.

I respectfully urge this committee to return a favorable report on HB#1073.

¹ Google AI Search "Fair chance housing act"