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SB 0180

January 22, 2026

TO: Members of the Judicial Proceedings Committee

FROM: Nina Themelis, Director of Mayor's Office of Government Relations

RE: Senate Bill SB 0180 Evidence – Interception of Oral Communications – Fair Housing Testing

POSITION: Support

Chair Smith, Vice Chair Waldstreicher and members of the committee, please be advised that the Baltimore City Administration (BCA) **supports** Senate Bill (SB) 0180.

Baltimore is home to one of the oldest civil rights enforcement agencies in the country, the Community Relations Commission (CRC), housed in the Baltimore City Office of Equity and Civil Rights (OECR). CRC staff investigates individual discrimination complaints in the five areas of Baltimore City life, including housing, and enforces fair housing laws through Article IV of the Baltimore City Code.

Baltimore City's Department of Housing and Community Development (DHCD) Chairs the Baltimore Regional Fair Housing Work Group, which is a collaboration among the Baltimore metropolitan area's HUD entitlement jurisdictions (Cities of Baltimore and Annapolis, along with Anne Arundel, Baltimore, Harford, and Howard Counties) and the public housing agencies in those jurisdictions. We work together regionally to carry out our duty to affirmatively further fair housing by working on regional fair housing planning and implementation issues. This legislation aligns with the efforts of the Work Group. DHCD also funds fair housing testing through Community Development Block Grants (CDBG).

The purpose of fair housing law is to guarantee people a choice in where they live. One of the best tools in stopping housing discrimination is conducting fair housing testing, which allows civil rights enforcement agencies to perform real time evaluations of fair housing compliance through prompt review and assessment of a housing provider's policies and practices. This keeps housing providers accountable and offers an opportunity to correct discriminatory practices and behavior.

While fair housing testers diligently endeavor to take accurate notes during a housing interaction, written records can be challenged or denied by bad actors. Testers across the nation rely on audio recordings as key evidence in their investigations. Furthermore, best practices dictate that testers record their interactions through the use of concealed recorders. Audio recordings provide direct evidence of a violation and can even further enforcement action by compelling bad actors to correct their behaviors before further action is needed.

For these reasons, the BCA respectfully requests a **favorable** report on SB 0180.