

HB0313_Crossover_Bill_Richard
Kaplowitz_FAV 04/02/2026
Richard Keith Kaplowitz
Frederick, MD 21703

TESTIMONY ON CROSSOVER BILL HB#0313- POSITION:
FAVORABLE

Landlord and Tenant - Residential Housing - Rental Applications and Tenant Screening

TO: Chair Smith, Jr., Vice Chair Waldstreicher and members of the Judicial Proceedings 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 crossover bill HB#0313, **Landlord and Tenant - Residential Housing - Rental Applications and Tenant Screening**

This bill will strengthen the Maryland Tenants Bill of Rights which went into effect on October 1, 2025.¹

This bill ensures fair treatment by a landlord of a prospective renter. They cannot bank monies used by an applicant to earn income while the potential renter is unable to occupy that rental. Consumer protection will be enhanced by requiring provision of additional information to the renter and prohibit adverse actions by that landlord against the prospective tenant.

This bill will prohibit a landlord from collecting an application fee unless the rental unit is available or will become available within 30 days of receiving the application; requiring a landlord to provide certain written disclosures before accepting an application or screening fee; prohibiting a landlord from taking certain adverse actions against a prospective tenant unless a landlord provides certain written notice to the prospective tenant; prohibiting a landlord from taking certain actions relating to certain records; etc.

Maryland can and should deal with these problems and protect renters' rights.

I respectfully urge this committee to return a favorable report on crossover bill HB#0313.

¹ <https://dhcd.maryland.gov/Tenant-Landlord-Affairs/Documents/Tenant-Bill-of-Rights-V2.pdf>