



**HB313: Landlord and Tenant - Residential Housing -  
Rental Applications and Tenant Screening**

**Position: FAVORABLE**

April 2, 2026

The Honorable Will Smith, Chair  
Senate Judicial Proceedings Committee  
2 East, Miller Senate Office Building  
Annapolis, Maryland 21401  
cc: Members, Judicial Proceedings Committee

Chair Smith and Members of the Committee:

Economic Action Maryland Fund urges a favorable report on HB313, which would set guardrails and transparency when screening tenant rental applications. As amended, the bill does leave work unfinished around these tenant screening tools, but it establishes some essential guardrails to protect tenants.

Securing affordable housing has become increasingly difficult. The search for an affordable rental unit is time-consuming and expensive. Disclosing the tenant screen in advance can save a tenant from an unnecessary application fee or an unnecessary delay, and saves the landlord from the time and cost of running the screen.

Tenant screening tools, and AI-driven screening tools in particular, are prone to errors and racial bias.<sup>1</sup> This legislation does not prohibit landlords from using these tools, it simply puts some guardrails in place on how they can be used and protects tenants against the use of shielded records to refuse tenancy.

For these reasons, we urge a favorable report on HB313 as amended.

Sincerely,  
Jennifer Bevan-Dangel,  
Deputy Director

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<https://www.americanbar.org/groups/crsj/resources/human-rights/2024-june/how-past-present-biases-haunt-algorithmic-tenant-screening-systems/>

*Economic Action (formerly the Maryland Consumer Rights Coalition) champions economic rights and housing justice through advocacy, research, consumer education, and direct service. Our 12,500 supporters include consumer advocates, practitioners, and low-income and working families throughout Maryland.*

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