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DATE: April 2, 2026
BILL NO: House Bill 313
TITLE: Landlord and Tenant - Residential Housing - Rental Applications and Tenant Screening
COMMITTEE: Senate Judicial Proceedings Committee

Letter of Support

Description of Bill:

House Bill 313 strengthens tenant protections during the rental process and tenant screening. It requires landlords to provide upfront notice and documentation while allowing tenants to dispute inaccurate or incomplete information in their tenant screening reports. Additionally, it prohibits landlords from considering certain court proceedings or shielded records in rental decisions and places important limits on the use of older or incomplete records. The bill also establishes clear requirements for landlords and tenant screening companies regarding the reporting and use of tenant information.

Background and Analysis:

Tenant screening reports are widely used by landlords to evaluate prospective renters, including their credit history, past rental behavior, and other financial information. These reports are often produced by private tenant screening companies and can include errors or outdated information. Shielded or sealed records, such as those from court proceedings or previous evictions, are legally protected and should not be used to influence rental decisions, as they are not a reliable predictor of one's ability or intent to pay rent.

The bill would not prohibit landlords from screening prospective tenants or evaluating financial risk. Rather, it promotes clearer communication and ensures that rental decisions are based on accurate information. By increasing transparency in the process, this may reduce disputes, complaints and violations, benefiting both tenants and landlords.

House Bill 313 is composed of provisions that ensure prospective tenants have the ability to dispute inaccurate or incomplete information and promotes more equitable access to housing, particularly for low-income tenants, communities of color, and voucher holders, who are disproportionately affected by errors in tenant screening reports. Organizations such as the ACLU have documented that households of color are evicted twice as much as white renters¹. Since these communities are more likely to be impacted by the inaccurate or misleading screening data, improving transparency and accountability in tenant screening practices is crucial towards reducing housing instability and discriminatory outcomes.

DHCD Position

The Department of Housing and Community Development respectfully requests a **favorable** report on HB 313.

¹ <https://www.aclu.org/news/racial-justice/clearing-the-record-how-eviction-sealing-laws-can-advance-housing-access-for-women-of-color>

