

This document summarizes the Baltimore Regional Housing Partnership’s (BRHP) policy positions and the final outcomes of key legislation from the 2026 Maryland General Assembly session. It serves as an overview of legislative progress related to expanding housing access, strengthening renter protections, advancing inclusive and affordable community development, and promoting racial and economic equity.

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**BRHP’s Policy Positions in the 2026 Maryland General Assembly.**

<b><u>Bill Number</u></b>	<b><u>Bill Name</u></b>	<b><u>Position</u></b>	<b><u>Committee(s)</u></b>	<b><u>Summary</u></b>	<b><u>Final Status</u></b>
HB 315 / SB 335	Landlord and Tenant - Discrimination in Housing for Income-Based Housing Subsidies and Positive Rental History Reporting	Favorable	Economic Matters / Judicial Proceedings	Offers a narrow, reasonable, and evidence-based solution to ensure assisted families have access to safe and stable housing by restricting credit-based screening for tenants with income-based housing subsidies, ensuring that tenant screening criteria are relevant and consistent with the realities of assisted housing.	<b>Passed</b>
HB 573 / SB 274	Fair Housing and Housing Discrimination - Regulations, Intent, and Discriminatory Effect	Favorable	Economic Matters / Judicial Proceedings	Codifies disparate impact protections and the Affirmatively Furthering Fair Housing (AFFH) duty, ensuring that Maryland families have fair access to housing, and that communities continue moving toward inclusion.	<b>Passed</b>
HB 1073 / SB 937	Landlord and Tenant - Residential Leases - Prospective Tenant Criminal History Records Check (Maryland Fair Chance Housing Act)	Favorable	Economic Matters / Judicial Proceedings	Places limits on the use of criminal history in tenant screening to ensure returning citizens in Maryland have a fair opportunity to secure housing, reducing barriers to reentry and promoting housing stability.	<b>Passed</b>

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HB 390 / SB 282	Budget Bill (Fiscal Year 2027)	Favorable	Appropriations / Budget and Taxation	Supporting the Department of Housing and Community Development's (DHCD) FY 2027 Operating Budget with additional funding to protect vulnerable Maryland families against eviction.	<b>Passed</b>
HB 239 / SB 36	Land Use - Zoning - Limitations (Starter and Silver Homes Act of 2026)	Favorable	Economic Matters / Education, Energy, and the Environment	Establishes zoning reforms to allow for the development of smaller, more attainable housing types, such as starter homes, in order to increase housing supply and affordability across the state.	<b>Died</b>
HB 313	Landlord and Tenant - Residential Housing - Rental Applications and Tenant Screening	Favorable	Economic Matters / Judicial Proceedings	Introduces standards for rental application and tenant screening processes to improve transparency, reduce errors, and ensure applicants are evaluated using fair and consistent criteria across Maryland.	<b>Died</b>
HB 774 / SB 462	Landlord and Tenant - Residential Leases and Holdover Tenancies - Local Good Cause Termination (Good Cause Eviction)	Favorable	Economic Matters / Judicial Proceedings	Protects tenants from arbitrary lease terminations and promotes housing stability in our communities by enabling local jurisdictions to enact "good cause eviction" ordinances that protect tenants and best fit their community needs.	<b>Died</b>
HB 213 / SB 180	Evidence – Interception of Oral Communications – Fair Housing Testing	Favorable	Judiciary / Judicial Proceedings	Offers an essential tool for addressing issues of fair housing discrimination by allowing fair housing testers to record interactions and gather evidence of covert housing discrimination, which continues to undermine access to safe and equitable housing in Maryland.	<b>Died</b>

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SB 225	Environment - Interjurisdictional Watersheds - Flood Management	Unfavorable	Education, Energy, and Environment	Introduces a new interjurisdictional planning and designation framework with unclear standards, overlapping authority, and further increases costs through the likelihood of additional studies, mitigation requirements, and time causing significant potential for delay. Taken together, these impacts undermine Maryland's housing production goals.	<b>Died</b>
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