

SENATE BILL 937

N1, I3

(6lr3565)

ENROLLED BILL

— *Judicial Proceedings/Economic Matters* —

Introduced by **Senator Henson**

Read and Examined by Proofreaders:

Proofreader.

Proofreader.

Sealed with the Great Seal and presented to the Governor, for his approval this

_____ day of _____ at _____ o'clock, _____ M.

President.

CHAPTER _____

1 AN ACT concerning

2 **Landlord and Tenant – Residential Leases – Prospective Tenant Criminal**
3 **History Records Check**
4 **(Maryland Fair Chance Housing Act)**

5 FOR the purpose of prohibiting a landlord from requiring or requesting from a prospective
6 tenant certain information relating to criminal history and prohibiting a landlord
7 from considering certain information when evaluating the prospective tenant;
8 permitting a landlord to consider certain criminal history information prior to
9 extending a conditional offer to a prospective tenant and requiring the landlord to
10 consider certain information provided by a prospective tenant relating to a criminal
11 history records check; authorizing a landlord to consider certain criminal convictions
12 only after extending a conditional offer to a prospective tenant and authorizing a
13 landlord to withdraw a conditional offer under certain circumstances; prohibiting a
14 landlord from publishing certain housing advertisements; establishing that the lease
15 of residential property to an individual with a criminal record or the decision of a

EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.

[Brackets] indicate matter deleted from existing law.

Underlining indicates amendments to bill.

~~Strike out~~ indicates matter stricken from the bill by amendment or deleted from the law by amendment.

Italics indicate opposite chamber/conference committee amendments.



landlord not to conduct a criminal history records check is not the basis of a claim against a landlord; requiring the Office of Tenant and Landlord Affairs in the Department of Housing and Community Development to develop and publish a certain model document; ~~requiring the Attorney General Office of Tenant and Landlord Affairs to collect and maintain certain data and publish certain information relating to collected data annually on the Attorney General's website website of the Office of Tenant and Landlord Affairs; making a violation of this Act an unfair, abusive, or deceptive trade practice subject to enforcement and certain penalties under the Maryland Consumer Protection Act;~~ and generally relating to the use of criminal history records checks in residential leasing.

~~BY repealing and reenacting, with amendments,~~

~~Article – Commercial Law
Section 13–301(14)(xlvii)
Annotated Code of Maryland
(2025 Replacement Volume)~~

~~BY repealing and reenacting, without amendments,~~

~~Article – Commercial Law
Section 13–301(14)(xlviii)
Annotated Code of Maryland
(2025 Replacement Volume)~~

~~BY adding to~~

~~Article – Commercial Law
Section 13–301(14)(xlix)
Annotated Code of Maryland
(2025 Replacement Volume)~~

BY repealing and reenacting, without amendments,

Article – Real Property
Section 8–218(a)
Annotated Code of Maryland
(2023 Replacement Volume and 2025 Supplement)

BY repealing and reenacting, with amendments,

Article – Real Property
Section 8–218(b)
Annotated Code of Maryland
(2023 Replacement Volume and 2025 Supplement)

BY adding to

Article – Real Property
Section 8–2A–01 through ~~8–2A–11~~ ~~8–2A–13~~ ~~8–2A–12~~ to be under the new subtitle
“Subtitle 2A. Discriminatory Use of Criminal History in Residential Leasing”
Annotated Code of Maryland
(2023 Replacement Volume and 2025 Supplement)

1 SECTION 1. BE IT ENACTED BY THE GENERAL ASSEMBLY OF MARYLAND,
2 That the Laws of Maryland read as follows:

3 ~~Article – Commercial Law~~

4 ~~13-301.~~

5 ~~Unfair, abusive, or deceptive trade practices include any:~~

6 ~~(14) Violation of a provision of:~~

7 ~~(xlvii) Title 14, Subtitle 50 of this article; [or]~~

8 ~~(xlviii) Section 13-411.1(e)(2) of the Transportation Article; or~~

9 ~~(XLIX) TITLE 8, SUBTITLE 2A OF THE REAL PROPERTY~~

10 ~~ARTICLE; OR~~

11 Article – Real Property

12 8-218.

13 (a) In this section, “reusable tenant screening report” means a report prepared
14 within the previous 30 days by a consumer reporting agency at the request and expense of
15 a prospective tenant and made directly available to a prospective landlord at no charge for
16 use in the rental application process.

17 (b) A reusable tenant screening report shall contain the following information
18 regarding a prospective tenant:

19 (1) A credit report;

20 (2) For each jurisdiction indicated as a prior residence of the prospective
21 tenant, regardless of whether the residence is reported by the prospective tenant or by a
22 consumer reporting agency preparing a consumer report:

23 (i) [A] SUBJECT TO SUBTITLE 2A OF THIS TITLE, A
24 comprehensive criminal history records check for all federal, state, and local charges
25 against and convictions of the prospective tenant over the previous ~~7~~ 3 years; and

26 (ii) A comprehensive eviction history for all state and local
27 jurisdictions for the previous 7 years;

28 (3) Verification of employment and income; and

1 (4) Current address and rental history.

2 **SUBTITLE 2A. DISCRIMINATORY USE OF CRIMINAL HISTORY IN RESIDENTIAL**
3 **LEASING.**

4 **8-2A-01.**

5 (A) IN THIS SUBTITLE THE FOLLOWING WORDS HAVE THE MEANINGS
6 INDICATED.

7 (B) "CONDITIONAL OFFER" MEANS AN OFFER TO LEASE A RESIDENTIAL
8 PROPERTY TO A PROSPECTIVE TENANT THAT IS CONTINGENT ON A SUBSEQUENT
9 INQUIRY INTO THE PROSPECTIVE TENANT'S CRIMINAL HISTORY.

10 (C) "CRIMINAL HISTORY RECORDS" HAS THE MEANING STATED IN § 10-239
11 OF THE CRIMINAL PROCEDURE ARTICLE.

12 **8-2A-02.**

13 (A) THIS SUBTITLE APPLIES ONLY TO A LANDLORD THAT MANAGES OR
14 OWNS FIVE OR MORE RESIDENTIAL RENTAL UNITS IN THE STATE, INCLUDING ANY
15 RESIDENTIAL RENTAL UNITS THAT THE LANDLORD OWNS OR CONTROLS:

16 (1) IN WHOLE OR IN PART;

17 (2) DIRECTLY OR INDIRECTLY; OR

18 (3) THROUGH ONE OR MORE LEGAL ENTITIES.

19 (B) THIS SUBTITLE DOES NOT APPLY TO OWNER-OCCUPIED RESIDENTIAL
20 RENTAL UNITS.

21 ~~8-2A-02.~~ **8-2A-03.**

22 A LANDLORD THAT CONDUCTS A CRIMINAL HISTORY RECORDS CHECK IN
23 ACCORDANCE WITH THIS SUBTITLE SHALL DO SO FOR EVERY PROSPECTIVE TENANT.

24 ~~8-2A-03.~~ **8-2A-04.**

25 (A) A LANDLORD MAY NOT:

26 (1) REQUIRE A PROSPECTIVE TENANT TO SUBMIT TO A DRUG OR
27 ALCOHOL TEST; OR

1 **(2) REQUEST OR REQUIRE A PROSPECTIVE TENANT TO CONSENT TO**
2 **THE RELEASE OF INFORMATION ABOUT THE PROSPECTIVE TENANT FROM A**
3 **PROGRAM FOR THE PREVENTION AND TREATMENT OF SUBSTANCE USE DISORDERS.**

4 **(B) BEFORE ACCEPTING AN APPLICATION FEE, A LANDLORD SHALL**
5 **PROVIDE IN WRITING TO A PROSPECTIVE TENANT:**

6 **(1) NOTICE REGARDING THE USE OF A CRIMINAL HISTORY RECORDS**
7 **CHECK IN DETERMINING ELIGIBILITY FOR LEASING, INCLUDING A STATEMENT THAT**
8 **CONVICTION FOR A CRIME LISTED IN ~~§ 8-2A-05~~ §§ 8-2A-05 AND 8-2A-06 OF THIS**
9 **SUBTITLE MAY BE CONSIDERED BY THE LANDLORD ONLY AFTER THE EXTENSION OF**
10 **A CONDITIONAL OFFER; AND**

11 **(2) INFORMATION ON THE ABILITY OF THE PROSPECTIVE TENANT, IN**
12 **RESPONSE TO A CRIMINAL HISTORY RECORDS CHECK, TO PROVIDE EVIDENCE**
13 **DEMONSTRATING:**

14 **(I) INACCURACIES IN THE TENANT'S CRIMINAL HISTORY**
15 **RECORDS;**

16 **(II) EVIDENCE OF REHABILITATION; AND**

17 **(III) MITIGATING FACTORS.**

18 **(C) A LANDLORD SHALL NOTIFY A PROSPECTIVE TENANT THAT AN**
19 **INDIVIDUALIZED ASSESSMENT WILL BE CONDUCTED.**

20 ~~§ 2A-04, 8-2A-05.~~

21 **(A) (1) EXCEPT AS PROVIDED IN PARAGRAPH (2) OF THIS SUBSECTION,**
22 **BEFORE EXTENDING A CONDITIONAL OFFER TO A PROSPECTIVE TENANT, A**
23 **LANDLORD MAY NOT:**

24 **(I) REQUEST OR REQUIRE THE PROSPECTIVE TENANT TO**
25 **DISCLOSE IN A HOUSING APPLICATION WHETHER THE PROSPECTIVE TENANT HAS A**
26 **CRIMINAL HISTORY OR HAS BEEN ACCUSED OF OR CHARGED WITH ANY CRIMES; OR**

27 **(II) MAKE AN ORAL OR WRITTEN INQUIRY REGARDING THE**
28 **CRIMINAL HISTORY OF THE PROSPECTIVE TENANT.**

29 **(2) ~~A~~ BEFORE EXTENDING A CONDITIONAL OFFER, A LANDLORD MAY**
30 **REQUIRE INFORMATION ~~REGARDING WHETHER A~~ ON, AND MAY REJECT A**

1 PROSPECTIVE TENANT'S APPLICATION ON THE GROUNDS OF, WHETHER THE
 2 PROSPECTIVE TENANT:

3 (I) HAS BEEN CONVICTED OF:

4 1. FOR A POTENTIAL TENANCY IN FEDERALLY ASSISTED
 5 HOUSING, MANUFACTURING, DISTRIBUTING, DISPENSING, OR PRODUCING
 6 METHAMPHETAMINE ON THE PREMISES OF FEDERALLY ASSISTED HOUSING;

7 2. A SEXUAL OFFENSE UNDER TITLE 3, SUBTITLE 3 OF
 8 THE CRIMINAL LAW ARTICLE;

9 3. CHILD PORNOGRAPHY UNDER § 11-207 OF THE
 10 CRIMINAL LAW ARTICLE;

11 4. ~~IF THE CONVICTION OCCURRED WITHIN 10 YEARS~~
 12 ~~IMMEDIATELY PRECEDING THE RENTAL APPLICATION;~~

13 ~~A. 4. MURDER IN THE FIRST DEGREE UNDER § 2-201 OF~~
 14 ~~THE CRIMINAL LAW ARTICLE; OR~~

15 ~~B. 5. MURDER IN THE SECOND DEGREE UNDER § 2-204 OF~~
 16 ~~THE CRIMINAL LAW ARTICLE; OR~~

17 ~~5. 6. HUMAN TRAFFICKING UNDER § 3-1102 OF THE~~
 18 ~~CRIMINAL LAW ARTICLE; OR~~

19 (II) IS SUBJECT TO A LIFETIME REGISTRATION REQUIREMENT
 20 UNDER A STATE SEX OFFENDER REGISTRATION PROGRAM; ~~OR~~

21 (III) HAS EVER BEEN SUBJECT TO A REGISTRATION
 22 REQUIREMENT UNDER A STATE OR FEDERAL SEX OFFENDER REGISTRATION
 23 PROGRAM; OR

24 (IV) HAS EVER BEEN CONVICTED IN ANOTHER STATE OR
 25 FEDERAL COURT OF A CRIME WITH THE SAME CRIMINAL ELEMENTS AS A CRIME
 26 LISTED IN THIS SECTION.

27 (B) IN RESPONSE TO THE RESULTS OF A CRIMINAL HISTORY RECORDS
 28 CHECK, A PROSPECTIVE TENANT MAY PROVIDE, AND A LANDLORD SHALL CONSIDER,
 29 EVIDENCE DEMONSTRATING:

1 (1) INACCURACIES IN THE PROSPECTIVE TENANT'S CRIMINAL
2 HISTORY RECORDS;

3 (2) EVIDENCE OF REHABILITATION; AND

4 (3) ANY OTHER MITIGATING FACTORS.

5 ~~§ 2A-05, 8-2A-06.~~

6 (A) AFTER THE EXTENSION OF A CONDITIONAL OFFER TO A PROSPECTIVE
7 TENANT, A LANDLORD MAY CONDUCT A CRIMINAL HISTORY RECORDS CHECK AND
8 CONSIDER ONLY THE FOLLOWING CONVICTIONS AS POTENTIAL GROUNDS FOR
9 WITHDRAWAL OF THE OFFER:

10 (1) ~~MURDER IN THE FIRST DEGREE UNDER § 2-201 OF THE CRIMINAL~~
11 ~~LAW ARTICLE; ANY FELONY CONVICTION UNDER THE CRIMINAL LAW ARTICLE IF~~
12 ~~THE CONVICTION OCCURRED WITHIN 5 YEARS IMMEDIATELY PRECEDING THE~~
13 ~~RENTAL APPLICATION; OR~~

14 (2) ~~HUMAN TRAFFICKING UNDER § 3-1102 OF THE CRIMINAL LAW~~
15 ~~ARTICLE; ANY CONVICTIONS LISTED IN § 8-2A-05 OF THIS SUBTITLE THAT THE~~
16 ~~PROSPECTIVE TENANT HAS NOT PREVIOUSLY DISCLOSED; OR~~

17 (3) ANY CONVICTION IN ANOTHER STATE COURT OR A FEDERAL
18 COURT OF A CRIME WITH THE SAME ELEMENTS AS A FELONY IN THE STATE, IF THE
19 CONVICTION OCCURRED WITHIN 5 YEARS IMMEDIATELY PRECEDING THE RENTAL
20 APPLICATION.

21 (3) ~~ANY CRIME RESULTING IN LIFETIME REGISTRATION IN A STATE~~
22 ~~SEX OFFENDER REGISTRY; AND~~

23 (4) ~~IF THE CONVICTION OCCURRED WITHIN 3 YEARS IMMEDIATELY~~
24 ~~PRECEDING THE CONDITIONAL OFFER:~~

25 (i) ~~A SEXUAL OFFENSE UNDER TITLE 3, SUBTITLE 3 OF THE~~
26 ~~CRIMINAL LAW ARTICLE;~~

27 (ii) ~~CHILD PORNOGRAPHY UNDER § 11-207 OF THE CRIMINAL~~
28 ~~LAW ARTICLE;~~

29 (iii) ~~KIDNAPPING UNDER § 3-502 OF THE CRIMINAL LAW~~
30 ~~ARTICLE;~~

1 (IV) ~~ARSON UNDER §§ 6-102 AND 6-103 OF THE CRIMINAL LAW~~
2 ~~ARTICLE;~~

3 (V) ~~ASSAULT IN THE FIRST DEGREE UNDER § 3-202 OF THE~~
4 ~~CRIMINAL LAW ARTICLE;~~

5 (VI) ~~BURGLARY IN THE FIRST DEGREE UNDER § 6-202 OF THE~~
6 ~~CRIMINAL LAW ARTICLE;~~

7 (VII) ~~MANUFACTURING A CONTROLLED DANGEROUS SUBSTANCE~~
8 ~~UNDER § 5-612 OF THE CRIMINAL LAW ARTICLE; AND~~

9 (VIII) ~~FELONY FRAUD.~~

10 (B) A LANDLORD MAY WITHDRAW A CONDITIONAL OFFER BASED ON A
11 PROSPECTIVE TENANT'S CRIMINAL HISTORY RECORDS CHECK ONLY IF THE
12 LANDLORD DETERMINES THAT THE WITHDRAWAL IS NECESSARY TO FULFILL A
13 SUBSTANTIAL, LEGITIMATE, AND NONDISCRIMINATORY INTEREST.

14 (C) IF A LANDLORD WITHDRAWS A CONDITIONAL OFFER, THE LANDLORD
15 SHALL PROVIDE THE PROSPECTIVE TENANT WITH WRITTEN NOTICE OF THE
16 WITHDRAWAL THAT INCLUDES:

17 (1) A SPECIFIC REASON FOR THE WITHDRAWAL OF THE CONDITIONAL
18 OFFER; AND

19 (2) A STATEMENT THAT THE PROSPECTIVE TENANT MAY REQUEST A
20 REASSESSMENT OF THE WITHDRAWAL BY PROVIDING ~~EVIDENCE~~ WRITTEN
21 EVIDENCE, SIGNED UNDER THE PENALTY OF PERJURY, TO THE LANDLORD
22 DEMONSTRATING:

23 (I) INACCURACIES IN THE PROSPECTIVE TENANT'S CRIMINAL
24 HISTORY RECORDS;

25 (II) EVIDENCE OF REHABILITATION; OR

26 (III) ANY OTHER MITIGATING FACTORS.

27 (D) A REASSESSMENT OF THE APPLICATION BY THE LANDLORD FOLLOWING
28 A REQUEST FOR REASSESSMENT BY THE PROSPECTIVE TENANT SHALL CONSIDER
29 THE FOLLOWING FACTORS:

30 (1) THE NATURE AND SEVERITY OF THE CRIMINAL OFFENSE;

1 **(2) THE AGE OF THE PROSPECTIVE TENANT AT THE TIME OF THE**
2 **OCCURRENCE OF THE CRIMINAL OFFENSE;**

3 **(3) THE AMOUNT OF TIME THAT HAS ELAPSED SINCE THE**
4 **OCCURRENCE OF THE CRIMINAL OFFENSE;**

5 **(4) ANY INFORMATION PRODUCED BY THE PROSPECTIVE TENANT, OR**
6 **PRODUCED ON THE PROSPECTIVE TENANT'S BEHALF, REGARDING REHABILITATION**
7 **AND GOOD CONDUCT SINCE THE CRIMINAL OFFENSE;**

8 **(5) THE DEGREE TO WHICH THE CRIMINAL OFFENSE, IF IT**
9 **REOCCURRED, WOULD NEGATIVELY IMPACT THE SAFETY OF OTHER TENANTS OR**
10 **THE PROPERTY; AND**

11 **(6) WHETHER THE CRIMINAL OFFENSE OCCURRED ON THE**
12 **PROPERTY THAT WAS RENTED OR LEASED BY THE PROSPECTIVE TENANT.**

13 **(E) (1) WITHIN 30 DAYS AFTER THE LANDLORD'S NOTICE OF**
14 **WITHDRAWAL OF THE CONDITIONAL OFFER, THE PROSPECTIVE TENANT MAY**
15 **REQUEST THAT THE LANDLORD PROVIDE A COPY OF ALL INFORMATION THAT THE**
16 **LANDLORD RELIED ON IN CONSIDERING THE PROSPECTIVE TENANT, INCLUDING**
17 **CRIMINAL HISTORY RECORDS.**

18 **(2) WITHIN 10 DAYS AFTER RECEIPT OF A TIMELY REQUEST, THE**
19 **LANDLORD SHALL PROVIDE THE INFORMATION REQUESTED UNDER PARAGRAPH (1)**
20 **OF THIS SUBSECTION.**

21 ~~§ 2A-06.~~ § 2A-07.

22 **(A) ~~A~~ UNLESS REQUIRED BY FEDERAL LAW, A LANDLORD MAY NOT**
23 **KNOWINGLY OR INTENTIONALLY PUBLISH OR CAUSE TO BE PUBLISHED ANY**
24 **ADVERTISEMENT THAT EXPRESSLY STATES THAT THE LANDLORD WILL NOT**
25 **CONSIDER A PROSPECTIVE TENANT WHO HAS BEEN ARRESTED OR CONVICTED OF A**
26 **CRIME.**

27 **(B) ~~A~~ UNLESS REQUIRED BY FEDERAL LAW, A LANDLORD MAY NOT PUBLISH**
28 **OR DISTRIBUTE ANY STATEMENT, ADVERTISEMENT, PUBLICATION, OR SIGN, USE**
29 **ANY FORM OF LEASE APPLICATION, OR MAKE ANY INQUIRY IN CONNECTION WITH**
30 **THE PROSPECTIVE RENTAL, LEASE, OR SUBLEASE OF REAL PROPERTY THAT**
31 **EXPRESSES, DIRECTLY OR INDIRECTLY, A LIMITATION OR SPECIFICATION RELATING**
32 **TO CRIMINAL HISTORY RECORDS THAT IS INCONSISTENT WITH THE REQUIREMENTS**
33 **OF THIS SUBTITLE.**

1 (C) UNLESS OTHERWISE REQUIRED BY LAW, A LANDLORD MAY NOT:

2 (1) DISTRIBUTE OR DISSEMINATE A PROSPECTIVE TENANT'S
3 CRIMINAL HISTORY RECORDS TO ANY PERSON WHO IS NOT EXPECTED TO USE THE
4 CRIMINAL HISTORY RECORDS FOR THE PURPOSE OF EVALUATING THE
5 PROSPECTIVE TENANT IN A MANNER CONSISTENT WITH THIS SUBTITLE; OR

6 (2) USE A PROSPECTIVE TENANT'S CRIMINAL HISTORY FOR A
7 PURPOSE THAT IS INCONSISTENT WITH THIS SUBTITLE.

8 ~~§ 2A-07.~~ § 2A-08.

9 A LANDLORD'S DECISION TO LEASE A RESIDENTIAL DWELLING UNIT TO AN
10 INDIVIDUAL WITH A CRIMINAL HISTORY, OR THE LANDLORD'S DECISION NOT TO
11 OBTAIN A CRIMINAL HISTORY RECORDS CHECK, MAY NOT BE THE BASIS FOR A CLAIM
12 AGAINST THE LANDLORD.

13 ~~§ 2A-08.~~ § 2A-09.

14 (A) THE OFFICE OF TENANT AND LANDLORD AFFAIRS IN THE
15 DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT SHALL DEVELOP AND
16 PUBLISH ON THE OFFICE'S WEBSITE A MODEL NOTICE DOCUMENT FOR USE BY
17 LANDLORDS UNDER THIS SUBTITLE.

18 (B) THE MODEL NOTICE DESCRIBED IN SUBSECTION (A) OF THIS SECTION
19 SHALL INCLUDE:

20 (1) LANGUAGE FOR USE BY A LANDLORD TO ADVISE A PROSPECTIVE
21 TENANT THAT THE LANDLORD HAS WITHDRAWN A CONDITIONAL OFFER OR TAKEN
22 AN ADVERSE HOUSING ACTION BASED ON THE PROSPECTIVE TENANT'S CRIMINAL
23 HISTORY; AND

24 (2) LANGUAGE NOTIFYING THE PROSPECTIVE TENANT OF:

25 (I) THE RIGHT OF THE PROSPECTIVE TENANT TO REQUEST A
26 COPY OF ALL INFORMATION ON WHICH THE LANDLORD RELIED IN REACHING A
27 DECISION, INCLUDING INFORMATION FROM CRIMINAL HISTORY RECORDS; AND

28 (II) THE PROSPECTIVE TENANT'S RIGHT TO FILE A COMPLAINT
29 UNDER § 13-401 OF THE COMMERCIAL LAW ARTICLE.

30 ~~§ 2A-09.~~ § 2A-10.

1 ~~(A) THE OFFICE OF THE ATTORNEY GENERAL TENANT AND LANDLORD~~
2 ~~AFFAIRS SHALL COLLECT AND MAINTAIN THE FOLLOWING DATA RELATING TO~~
3 ~~COMPLAINTS FILED UNDER THIS SUBTITLE:~~

4 ~~(1) THE NUMBER OF COMPLAINTS FILED;~~

5 ~~(2) DEMOGRAPHIC INFORMATION REGARDING THE COMPLAINANTS,~~
6 ~~INCLUDING SEX AND RACE;~~

7 ~~(3) THE NAMES OF LANDLORDS SUBJECT TO A COMPLAINT;~~

8 ~~(4) THE NUMBER OF INVESTIGATIONS CONDUCTED BY THE~~
9 ~~ATTORNEY GENERAL; AND~~

10 ~~(5) THE DISPOSITION OF EACH COMPLAINT.~~

11 ~~(B) (1) THE ATTORNEY GENERAL OFFICE OF TENANT AND LANDLORD~~
12 ~~AFFAIRS SHALL PUBLISH ANNUALLY AND POST ON THE ATTORNEY GENERAL'S~~
13 ~~WEBSITE WEBSITE OF THE OFFICE OF TENANT AND LANDLORD AFFAIRS~~
14 ~~INFORMATION ON SUBSTANTIATED COMPLAINTS THAT RESULTED IN THE~~
15 ~~IMPOSITION OF A CIVIL PENALTY UNDER § 8 2A 10 § 2A 11 OF THIS SUBTITLE.~~

16 ~~(2) THE ATTORNEY GENERAL OFFICE OF TENANT AND LANDLORD~~
17 ~~AFFAIRS MAY NOT PUBLISH ANY IDENTIFYING INFORMATION ABOUT A LANDLORD~~
18 ~~THAT IS THE SUBJECT OF A COMPLAINT IF THE LANDLORD IS IN GOOD FAITH~~
19 ~~COMPLIANCE WITH REQUIREMENTS OF THIS SUBTITLE.~~

20 ~~(3) THE INFORMATION PUBLISHED UNDER SUBSECTION (B)(1) OF~~
21 ~~THIS SECTION MAY REMAIN ON THE WEBSITE OF THE OFFICE OF TENANT AND~~
22 ~~LANDLORD AFFAIRS FOR UP TO 5 YEARS.~~

23 ~~§ 2A 10. § 2A 11.~~

24 A PERSON WHO VIOLATES THIS SUBTITLE IS SUBJECT TO A CIVIL PENALTY
25 NOT EXCEEDING \$500 FOR EACH VIOLATION.

26 ~~(A) A VIOLATION OF THIS SUBTITLE:~~

27 ~~(1) IS AN UNFAIR, ABUSIVE, OR DECEPTIVE TRADE PRACTICE WITHIN~~
28 ~~THE MEANING OF TITLE 13 OF THE COMMERCIAL LAW ARTICLE; AND~~

1 ~~(2) IS SUBJECT TO THE ENFORCEMENT AND PENALTY PROVISIONS~~
2 ~~CONTAINED IN TITLE 13 OF THE COMMERCIAL LAW ARTICLE, EXCEPT § 13-411 OF~~
3 ~~THE COMMERCIAL LAW ARTICLE.~~

4 ~~(B) A PERSON WHO VIOLATES THIS SUBTITLE IS SUBJECT TO A CIVIL~~
5 ~~PENALTY NOT EXCEEDING \$1,000 FOR EACH VIOLATION.~~

6 ~~§ 2A-11, § 2A-12, § 2A-11.~~

7 THIS SUBTITLE SHALL PREEMPT AND SUPERSEDE ANY LOCAL LAW OR
8 ORDINANCE COMPARABLE IN SUBJECT MATTER TO THIS SUBTITLE.

9 ~~§ 2A-13, § 2A-12.~~

10 THE ~~ATTORNEY GENERAL~~ DEPARTMENT OF HOUSING AND COMMUNITY
11 DEVELOPMENT SHALL ADOPT REGULATIONS TO CARRY OUT THIS SUBTITLE.

12 SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect
13 October 1, 2026.

Approved:

Governor.

President of the Senate.

Speaker of the House of Delegates.