



Senate Bill 691 – Real Property – Landlord and Tenant – Reusable Tenant Screening Reports

Position: Oppose

Maryland REALTORS® opposes SB 691 which, among other provisions, would prevent landlords that accept a reusable tenant screening report from charging any application fee.

Although a landlord would not have to charge as large an application fee if the landlord accepts a reusable tenant screening report, the landlord still has administrative expenses processing applications. These expenses involve time verifying employment status and past residency. If the intent of the legislation is to expand the use of reusable tenant reports, it should allow some recapture of those costs. These costs will be defrayed through a charge to prospective tenants or recovered through rent.

Although our property managers were not familiar with these reports, it is our understanding after the house hearing that these reports are downloaded by the landlord directly from the reporting agency. The REALTORS® believe that more landlords will use it if they download the information themselves directly.

For that reason, the Maryland REALTORS® recommends an unfavorable report.

**For more information contact bill.castelli@mdrealtor.org,
susan.mitchell@mdrealtor.org, or lisa.may@mdrealtor.org**