



2026 LEGISLATIVE AGENDA FOR STABLE HOMES AND STRONG COMMUNITIES

Ensuring that individuals and families are housed makes our communities safer and stronger. Renters United Maryland's four legislative priorities for the 2026 legislative session will help provide more stable homes and strong communities for all Marylanders.

Local Enabling Legislation for Good Cause Eviction

→ SB462 / HB774 – Sen. Muse & Del. Wilkins

All Marylanders deserve the chance to put down roots in our communities, but for too long large corporate landlords have rigged the rules to their benefit – filing eviction cases against thousands of Maryland families each year without providing a reason.

This enabling legislation sponsored by Del. Wilkins and Sen. Muse will allow local jurisdictions to pass Good Cause Eviction laws that prevent people from being evicted unless the landlord provides a legitimate reason. It is time to pass this legislation without amendments that would undermine existing renter protections.

Ensure Applications for Rental Housing are Treated Fairly

→ SB 937/HB 1073 – Fair Chance in Housing Act – Sen. Henson & Del. Lewis

→ SB 335/HB 315 – Ending Credit Barriers for Assisted Families – Sen. Love & Del. Stewart

→ HB 313 – Tenant Screening Transparency Act – Del. Stewart

One of the biggest barriers renters face in seeking fair housing the unfair rejection of their applications because of credit scores, rental history, or criminal history. Discriminatory tenant screening practices create artificial barriers that do not help determine whether a person will pay the rent. By restricting what information a landlord can use when verifying an applicant and ensuring that the information is correct, more Marylanders will be able to find a stable home.

Fully Fund Community Schools Rental Assistance Program

In 2024, RUM was instrumental in passing legislation that created an eviction prevention funds program for families who have children in community schools.

However, the program is critically underfunded, with \$5 million allocated in the most recent budget. The program just launched and the need is overwhelming.

Kids can't learn if they slept in a homeless shelter the previous night or have to constantly transfer schools. Maryland should allocate at least \$25 million to this program to help 6,000 residents avoid eviction.

Oppose "Evict First, Ask Questions Later" Bills

→ SB82, HB59, HB765, & HB847

Fueled by a false narrative – manufactured by Sinclair-aligned media and agenda-driven think tanks – about squatters in Maryland, we are expecting the introduction of bills that would deprive tenants of a fair hearing before an eviction. Our coalition opposed this legislation last year and we will oppose it again because every family deserves due process and a chance to tell their side of the story before any eviction.

We will support the Rental Fraud Prevention Act – HB1456, Del. Embry – that will require commercial internet platforms (e.g., Facebook Marketplace) to verify that posters are authorized to lease out the properties they advertise for rent.

JOIN US

in the fight for stable homes and strong communities for all Marylanders!

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