

HB434 • Maryland

Residential Leases - Use of Algorithmic Device by Landlord to Determine Rent, Occupancy, and Lease Terms - Prohibition

Introduced

Risk: Medium

Narrow/Targeted

Last Action (Jan 28, 2026): Hearing 2/19 at 1:00 p.m.

Summary

This bill prospectively prohibits landlords from using algorithmic devices to set rent and lease terms for future residential leases in Maryland.

Business Impact

If you are a landlord in Maryland, you must stop using algorithms to set rent or lease terms immediately to avoid being penalized under consumer protection laws.

Key Provisions

- Prohibits landlords from using algorithmic devices for rent determination.
- Classifies violations as unfair trade practices under the Maryland Consumer Protection Act.
- Applies the prohibition prospectively to future leases.

Compliance Checklist

- Cease the use of algorithmic devices for setting rent and lease terms | Who: Landlords in Maryland | Penalty: Considered an unfair trade practice under consumer protection laws

Industries Affected

Technology

Real Estate

Property
Management

Housing

Consumer
Protection

Topics

Bill Sponsors

Name	Party	Role
Carr		Primary
Hill		Cosponsor
Jalisi		Cosponsor
Johnson		Cosponsor
Pena-Melnyk		Cosponsor
K. Young		Primary
R. Lewis		Cosponsor
Kipke		Cosponsor
Shetty		Cosponsor
Davis		Primary
Prince George's County Delegation		Primary
Wells		Primary

Related Bills

- S02697 (NY)
- S09700 (NY)

Official Source

<https://mgaleg.maryland.gov/mgawebsite/Legislation/Details/HB0434?ys=2026RS>

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