

PRINCE GEORGE'S COUNTY COUNCIL
COMMITTEE REPORT
2023 Legislative Session

Reference No.:	CB-006-2023
Draft No.:	1
Committee:	Health, Human Services, and Public Safety
Date:	01/19/2023
Action:	FAV

REPORT: Favorable 4-0: Council Members, Oriadha, Blegay, Burroughs and Dernoga, Absent: Franklin.

The Health, Human Services and Public Safety Committee convened on January 19, 2023, to consider CB-006-2023 an act concerning Landlord Reporting of Tenant's Rental Payments to Major Credit Bureaus. The Committee Chair summarized the purpose of the legislation which would create a pilot program that will require landlords with a certain amount of dwelling units to give their tenants the option of having their rental payments reported to at least one of the three major credit bureaus. It defines when the rent reporting pilot program will begin; what qualifying tenants must do to participate in the pilot program (which includes paying a small fee to have the rent payments reported); and what procedures landlords must follow to properly administer the pilot program. The legislation also defines the rights of tenants that participate in the pilot rent reporting program and that it will expire five years from the starting date.

Prior to the meeting written comments and those that had signed up to speak were introduced by the Committee Director along with additional information about the legislation.

Council Member Burroughs, the bill sponsor, expressed that this bill is about creating an opportunity to build credit for those who rent their homes by reporting the payment history to a credit reporting agency. This could allow improved creditworthiness and increase the pool of potential homeowners.

The Office of Law stated that they found CB-006-2023 to be in proper legal form with no impediments to its enactment; however, they received amendments prior to the meeting and will need additional time to review them.

The Office of the County Executive expressed support.

The Office of Audits and Investigations (A&I) provided the Policy Analysis and Fiscal Impact Statement written on January 17, 2023, indicating enactment of CB-006-2023 is likely to have a favorable indirect fiscal impact because lower-income residents may see an increase in creditworthiness due to being able

to report rental payments to credit rating agencies. If tenants select this option the County may reap increased tax revenues as higher credit scores usually encourage increased consumer spending.

During the meeting, testimony was heard by Ryan Washington representing AOBA, Lauren Graziano of the Maryland Multi-Housing Association, and Mel Spruill. All spoke in support of the legislation.

After a brief discussion about amendments, it was determined that they were not reviewed prior to the meeting therefore the sponsor expressed a desire to move forward without the amendments and address any technical changes prior to introduction. CM Burroughs moved favorably and Vice Chair Blegay offered a second and the committee voted favorably 4-0 on Draft 1 of CB-006-2023.