From:	bounce@bounce.votervoice.net on behalf of Anthony Thompson <user@votervoice.net>
Sent:	Tuesday, March 17, 2026 7:25 AM
To:	House Judiciary Committee
Subject:	OPPOSE H8274
Follow Up Flag:	Follow up
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Dear Committee Clerk DiMezza,

I oppose H8274 which would make it a crime for landlords to inquire about a potential applicant's prior residence or rental history, or to use that information in deciding whether to rent to someone, with possible fines starting at $10,000 for the first offense and then increasing for any additional offenses.

Adding "housing status" as a protected class may create legal burdens, prevent landlords from verifying rental history or identity, and pose safety risks.

Checking residence history is one of most basic elements of considering a rental application, and removing landlords' ability to check this would severely harm our ability to adequately determine if someone has the ability to rent and also the ability to relate well to past residents and owners/managers - and thus, whether they are likely to be good neighbors in the unit for which they are applying.

A lack of residence or rental history doesn't equate to an automatic denial of a rental application, but is the start of a conversation with the applicant about the rest of their application.

But denying a landlord the ability to even inquire about past residence or rental history means this conversation can't even happen, and landlords will have to put even more emphasis on factors like employment and credit which may end up hurting applicants without a residence/rental history even more. It may also be hard to even verify credit as a previous address is requested in order to run credit reports.

Instead of broad policies that may backfire, we urge lawmakers to focus on education, support services, and collaborative solutions that balance housing access, property rights, and anti-discrimination efforts.

Sincerely,

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