Housing Discrimination Against People With Vouchers Is Illegal In Maryland!

FREQUENTLY ASKED QUESTIONS ABOUT HOUSING DISCRIMINATION:

1. CAN LANDLORDS DISCRIMINATE AGAINST PEOPLE WITH HOUSING VOUCHERS IN MARYLAND?
   No! It is illegal for a landlord to discriminate against you based on source of income, which refers to how you pay your rent. Examples of sources of income include Housing Choice Vouchers, Rapid Rehousing subsidies, and other rental assistance programs.

2. WHAT DOES ILLEGAL DISCRIMINATION TOWARDS VOUCHER HOLDERS LOOK LIKE?
   Some common examples include:
   - A landlord tells you that they won’t accept vouchers;
   - Advertisements that state “no Section 8 accepted” or “we do not accept vouchers”; and,
   - A landlord charges a higher rent or security deposit because you pay with a voucher.

3. CAN LANDLORDS APPLY MINIMUM INCOME REQUIREMENTS TO VOUCHER HOLDERS?
   Many landlords require applicants to meet a minimum income requirement. Often the applicant must make 3 times the amount of monthly rent. **If you have a housing voucher, a landlord can only require that you meet the income requirement for your portion of the rent.**

   It would likely be discriminatory and illegal for a landlord to require an applicant with a housing voucher to make three times the total rent. Such a policy would likely result in many, if not all, voucher holders being rejected by the property, since individuals only qualify for vouchers if they make less than a certain income amount.

   In the example below, the total monthly rent for a unit is $2,000, the tenant's portion is $200/month, and the housing voucher covers the remaining balance of $1,800/month. A legal income requirement would be three times the applicant’s portion of the rent: $600 per month or $7,200 per year.

   **EXAMPLE MINIMUM INCOME REQUIREMENT CALCULATIONS FOR A VOUCHER HOLDER:**

   - Total rent ($2,000/month) x 3 = Likely illegal minimum income requirement: $6,000/month or $72,000/year
   - Renters portion ($200/month) x 3 = Legal minimum income requirement: $600/month or $7,200/year
   - Amount covered by voucher ($1,800/month)
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