



MONTGOMERY COUNTY, MARYLAND  
WOMEN'S DEMOCRATIC CLUB

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Montgomery County Council Legislation

**Bill 8-26, Landlord-Tenant Relations - Prohibition Against Price Coordination and Rent-Setting Algorithms**

Committee: Planning, Housing & Parks

Hearing: March 10, 2026

**SUPPORT**

Dear Councilmembers:

Thank you for the opportunity to submit written testimony on a key legislative priority of the Montgomery County Women's Democratic Club (WDC) for the 2026 session. WDC is one of Maryland's largest and most active Democratic clubs, with hundreds of politically engaged members, including many elected officials.

We urge you to pass Bill 8-26, the Anti-Algorithmic Price Fixing Act, to protect and preserve affordable housing in Montgomery County. WDC is firmly committed to expanding affordable housing opportunities and ending practices that unfairly raise rents.

About 40% of Montgomery County residents are renters, and many are already stretched to the breaking point. Price-fixing and collusion, often enabled by algorithmic pricing tools, inflate rents and push more households beyond affordability. Algorithmic rent-setting software significantly contributes to higher rents, particularly in tight markets like Montgomery County. The White House Council of Economic Advisers estimates that such tools increase rents by an average of \$70 per month.

This burden falls disproportionately on minority renters. According to Montgomery County's Department of Housing and Community Affairs, Black and Latinx renters are more likely to be cost-burdened, spending more than 30% of their income on rent (Montgomery County Department of Housing and Community Affairs, 2025).

Bill 8-26 directly addresses this crisis by prohibiting landlords from using algorithmic tools or colluding on pricing. Ending this artificial inflation will help preserve affordability for our most vulnerable residents.

For these reasons, Bill 8-26 is essential to curb price manipulation, protect affordable housing, and promote equity in our rental market.

We respectfully ask for your support.

Respectively,

Cynthia Rubenstein, WDC President

Kate Stein, Advocacy Chair

Janet Frank, WDC Advocate

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