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# PRESS RELEASE

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## Attorney General Brown Announces First Settlement by Civil Rights Division Addressing Tenant Screening Practices

**BALTIMORE, MD (April 7, 2025)** – Attorney General Anthony G. Brown today announced that the Civil Rights Division of the Office of the Attorney General has reached an agreement with American Management II, LLC to resolve concerns related to tenant screening language used by the Baltimore-based property management company. The language, which appeared in rental applications and other leasing materials, stated that applicants must not have a record of a felony conviction—raising concerns that it could discourage or exclude individuals with past involvement in the criminal justice system from accessing housing.

The Civil Rights Division became aware of the issue after a local tenants’ rights group shared the materials with the office during outreach and engagement efforts in Baltimore.

After the office brought the concern to the company’s attention, American Management took immediate steps to address it. Before any settlement discussions began, the company removed the language from its materials and worked cooperatively with the office to resolve the issue.

As part of [the settlement](#), the company has agreed to adopt a revised tenant screening policy that includes individualized assessments for applicants and removes blanket exclusions based on criminal history. The company will also waive application fees for individuals with felony convictions for a two-year period and will pay \$25,000 in civil penalties.

“Banning people from housing just because they have a felony record hits people of color the hardest and spreads the false idea that a criminal record means you can’t be a good tenant,” **said Attorney General Brown**. “Tenant screening policies that look at the full story — the offense, the time passed — help reduce racial disparities, expand access to housing, and still protect landlords’ interests.”

The Civil Rights Division was established to protect the rights of Maryland residents and promote equal opportunity across housing, employment, and public services. The division investigates potential violations of civil rights laws and resolves them through policy reform, education, and settlement where appropriate.

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