



Bill Title: Senate Bill 856, Mold - Landlord Requirements and Regulations (Maryland Tenant Mold Protection Act)

Committee: Environment and Transportation Committee

Date: March 20, 2025

Position: Favorable

The Maryland Multi-Housing Association (MMHA) respectfully submits this testimony on Senate Bill 856. MMHA is a professional trade association established in 1996, representing owners and managers of over 210,000 rental housing units in 958 apartment communities across Maryland. Our members house more than 538,000 residents, and MMHA also includes over 250 associate members who provide goods and services to the multi-housing industry.

Senate Bill 856 proposes several measures related to mold prevention and remediation. It requires multiple state agencies—including the Department of the Environment, the Maryland Department of Health, the Department of Housing and Community Development, the Maryland Department of Labor, and the Department of General Services—to develop a centralized website providing information about mold remediation and dampness. Additionally, the bill mandates the creation and periodic update of an informational pamphlet on mold, which must include state resources and tenant guidance on mold prevention. Instead of developing a new pamphlet, agencies may opt to use the U.S. Environmental Protection Agency’s “Brief Guide to Mold, Moisture and Your Home.”

MMHA supports the intent of the bill, particularly its focus on resident education regarding mold prevention. The Mold Workgroup Report (2024) recognized the importance of resident awareness, recommending the development of a centralized website and distribution of an educational pamphlet to tenants, in alignment with the bill’s objectives. MMHA appreciates the bill’s effort to improve resident education and establish best practices for mold prevention.

MMHA respectfully requests a favorable report on Senate Bill 856.

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