



Senate Bill 125 – Residential Real Property – Local Limits on Summoning Law Enforcement or Emergency Services

Position: Favorable

Maryland REALTORS® support SB 125 which clarifies legislation passed by the General Assembly in 2023.

That legislation restricted the ability of local governments to penalize tenants and landlords from using local emergency services. Some local governments capped the number of service calls to emergency responders. If a property exceeded the cap, the owner could be fined hundreds of dollars.

While the intent of the local laws was to reduce nuisance calls to emergency providers, it also penalized owners and tenants making legitimate emergency calls due to a dangerous situation or chronic health conditions. To resolve this, the legislation prohibited local governments from enacting threshold requirements in their laws and prohibiting residential leases from including language that limited or penalized tenants from calling emergency services. This legislation prevented local governments from enacting future restrictions, but it did not eliminate existing threshold laws.

SB 125 addresses this by making clear that local governments may not ENFORCE existing ordinances that limit emergency service calls.

For these reasons, the Maryland REALTORS® encourage a favorable report.

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