

SENATE BILL 896

N1

5lr3382
CF HB 1152

By: **Senator Love**

Introduced and read first time: January 28, 2025

Assigned to: Judicial Proceedings

Committee Report: Favorable with amendments

Senate action: Adopted

Read second time: February 22, 2025

CHAPTER _____

1 AN ACT concerning

2 **Real Property – Residential Rental Property – Pet Policy Disclosure**
3 **(Pet Policy Transparency Act)**

4 FOR the purpose of requiring the landlord of a residential rental property to provide the
5 property’s pet policy on the property’s website, ~~in digital advertisements, in certain~~
6 ~~search engines,~~ and as part of an application for a rental unit on the property; and
7 generally relating to pet policies in residential rental property.

8 BY repealing and reenacting, with amendments,
9 Article – Real Property
10 Section 8–210
11 Annotated Code of Maryland
12 (2023 Replacement Volume and 2024 Supplement)

13 SECTION 1. BE IT ENACTED BY THE GENERAL ASSEMBLY OF MARYLAND,
14 That the Laws of Maryland read as follows:

15 **Article – Real Property**

16 8–210.

17 (a) (1) The landlord of any residential rental property shall include in a
18 written lease or post a sign in a conspicuous place on that property listing the name,
19 address, and telephone number of:

EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.

[Brackets] indicate matter deleted from existing law.

Underlining indicates amendments to bill.

~~Strike out~~ indicates matter stricken from the bill by amendment or deleted from the law by amendment.



1 (i) The landlord; or

2 (ii) The person, if any, authorized to accept notice or service of
3 process on behalf of the landlord.

4 (2) If a landlord fails to comply with paragraph (1) of this subsection, notice
5 or service of process shall be deemed to be proper if the tenant sends notice or service of
6 process by any of the following means:

7 (i) To the person to whom the rent is paid;

8 (ii) To the address where the rent is paid; or

9 (iii) To the address where the tax bill is sent.

10 (b) (1) This subsection applies only in Montgomery County.

11 (2) In this subsection, “development” has the meaning provided in §
12 11B–101 of this article.

13 (3) (i) Before execution by a tenant of a lease for an initial term of 125
14 days or more, the owner of any residential rental property within any condominium or
15 development shall provide to the prospective tenant, to the extent applicable, a copy of the
16 rules, declaration, and recorded covenants and restrictions that limit or affect the use and
17 occupancy of the property or common areas and to which the owner is obligated.

18 (ii) The written lease shall include a statement, if applicable, that
19 the obligations of the owner that limit or affect the use and occupancy of the property are
20 enforceable against the owner’s tenant.

21 (c) (1) **THE LANDLORD OF ANY RESIDENTIAL RENTAL PROPERTY SHALL:**

22 (i) **PROVIDE A LINK TO THE PROPERTY’S PET POLICY;**

23 ~~1. ON ON THE PROPERTY’S WEBSITE;~~

24 ~~2. IN ANY DIGITAL ADVERTISEMENT FOR THE~~
25 ~~PROPERTY; AND~~

26 ~~3. IN ANY INFORMATION PROVIDED FOR A RESIDENTIAL~~
27 ~~RENTAL SEARCH ENGINE; AND~~

28 (ii) **PROVIDE A WRITTEN COPY OR SUMMARY OF THE**
29 **PROPERTY’S PET POLICY IN ANY RENTAL APPLICATION FORM FOR A UNIT IN THE**
30 **PROPERTY.**

1 **(2) A PET POLICY PROVIDED IN ACCORDANCE WITH THIS SECTION**
2 **SHALL STATE:**

3 **(I) ANY BREED AND WEIGHT RESTRICTIONS;**

4 **(II) ANY REQUIRED FEES, INCLUDING:**

5 **1. UP-FRONT, NONREFUNDABLE PET FEES;**

6 **2. REFUNDABLE PET DEPOSITS; AND**

7 **3. MONTHLY PET FEES;**

8 **(III) ANY LIMIT ON THE NUMBER OF PETS ALLOWED IN A UNIT;**

9 **(IV) ANY VACCINATION REQUIREMENTS;**

10 **(V) ANY LIABILITY INSURANCE REQUIREMENTS; AND**

11 **(VI) ANY ADDITIONAL REQUIREMENTS FOR PET OWNERS**
12 **IMPOSED BY THE LANDLORD.**

13 SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect
14 October 1, 2025.

Approved:

Governor.

President of the Senate.

Speaker of the House of Delegates.