

HOUSE BILL 80

N1
HB 1257/25 – ENT

(PRE-FILED)

6lr0689

By: **Delegate Vogel**

Requested: August 13, 2025

Introduced and read first time: January 14, 2026

Assigned to: Economic Matters

A BILL ENTITLED

1 AN ACT concerning

2 **Landlord and Tenant – Residential Leases – Fee Disclosures**

3 FOR the purpose of requiring a landlord to provide certain information to prospective
4 tenants about fees imposed on tenants and prohibiting a landlord from imposing a
5 mandatory fee that was not disclosed; authorizing a tenant to file a claim against a
6 landlord for a violation of this Act; authorizing a local jurisdiction to adopt certain
7 local laws; and generally relating to residential leases and fee disclosures for tenants.

8 BY adding to

9 Article – Real Property

10 Section 8-212.5

11 Annotated Code of Maryland

12 (2023 Replacement Volume and 2025 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 **8-212.5.**

17 (A) (1) IN THIS SECTION THE FOLLOWING WORDS HAVE THE MEANINGS
18 INDICATED.

19 (2) “DWELLING UNIT” MEANS THAT PORTION OF A BUILDING THAT IS
20 DESIGNATED, INTENDED, OR ARRANGED FOR USE OR OCCUPANCY AS A RESIDENCE
21 BY ONE OR MORE PERSONS, INCLUDING A RENTED ROOM IN A SINGLE-FAMILY
22 HOUSE.

EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.

[Brackets] indicate matter deleted from existing law.



10 (B) (1) THIS SECTION APPLIES ONLY TO:

11 (I) A LEASE SIGNED OR RENEWED ON OR AFTER OCTOBER 1,
12 2026; AND

13 (II) A LANDLORD THAT OFFERS FOUR OR MORE DWELLING
14 UNITS FOR RENT.

15 (2) THIS SECTION DOES NOT APPLY TO:

23 (III) THE WITHHOLDING OF ANY PORTION OF A SECURITY
24 DEPOSIT AT THE END OF A TENANCY IN ACCORDANCE WITH § 8-203 OF THIS
25 SUBTITLE.

26 (C) (1) A LANDLORD SHALL, IN WRITING, PROVIDE A PROSPECTIVE
27 TENANT WITH AN ITEMIZED LIST THAT CLEARLY IDENTIFIES ALL FEES THAT A
28 LANDLORD MAY IMPOSE ON THE PROSPECTIVE TENANT AND INCLUDES THE
29 FOLLOWING INFORMATION:

30 (I) THE BASIS FOR THE FEE;

31 (II) THE AMOUNT OF THE FEE;

3 (IV) WHEN THE FEE IS DUE, INCLUDING WHETHER THE FEE IS
4 LUMP SUM, MONTHLY, OR PERIODIC IN SOME OTHER WAY.

7 (D) A LEASE PROVISION THAT IS IN VIOLATION OF THIS SECTION SHALL BE
8 VOID AND UNENFORCEABLE.

11 (I) ON OR AFTER FEBRUARY 1, 2027; AND

12 (II) DURING THE TENANCY OR UP TO 2 YEARS AFTER THE
13 TENANCY EXPIRED.

18 (F) (1) A COUNTY OR MUNICIPAL CORPORATION MAY ENACT LOCAL LAWS
19 CONSISTENT WITH THIS SECTION.

25 SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect
26 October 1, 2026.