

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

Committee Report: Favorable with amendments

House action: Adopted

Read second time: February 23, 2026

CHAPTER _____

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.**

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

5 (3) “FEE” MEANS A CHARGE, A COST, OR A MONETARY OBLIGATION
6 OTHER THAN RENT.

7 (4) “MANDATORY FEE” MEANS A COMPULSORY FEE IMPOSED ON A
8 TENANT AS A CONDITION OF TENANCY.

9 (5) (I) “OPTIONAL FEE” MEANS A VOLUNTARY FEE THAT A TENANT
10 MAY ELECT TO PAY A LANDLORD FOR BENEFITS OR SERVICES RELATED TO THE
11 TENANCY.

12 (II) “OPTIONAL FEE” INCLUDES A FEE FOR PARKING, STORAGE,
13 OR PETS.

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

15 (I) A LEASE SIGNED OR RENEWED ON OR AFTER OCTOBER 1,
16 2026; AND

17 (II) A LANDLORD THAT OFFERS FOUR OR MORE DWELLING
18 UNITS FOR RENT.

19 (2) THIS SECTION DOES NOT APPLY TO:

20 (I) CHARGES IMPOSED ON A TENANT FOR THE PAYMENT OF
21 WATER, TRASH COLLECTION, SEWER, GAS, OR ELECTRIC UTILITIES;

22 (II) COSTS, FINES, OR FEES FOR ~~MINOR~~ VIOLATIONS OF A LEASE
23 AGREEMENT, OR OTHER IRREGULAR COSTS INCURRED AS A RESULT OF A TENANT’S
24 ACTIONS, SUCH AS A CHARGE FOR A REPLACEMENT KEY OR A PENALTY FOR A
25 VIOLATION OF THE BYLAWS OF A COMMON OWNERSHIP COMMUNITY IF THE
26 DWELLING UNIT IS LOCATED IN A COMMON OWNERSHIP COMMUNITY; OR

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

30 (C) (1) A LANDLORD SHALL, IN WRITING, PROVIDE A PROSPECTIVE
31 TENANT WITH AN ITEMIZED LIST THAT CLEARLY IDENTIFIES ALL FEES THAT A

1 LANDLORD MAY IMPOSE ON THE PROSPECTIVE TENANT AND INCLUDES THE
2 FOLLOWING INFORMATION:

- 3 (I) THE BASIS FOR THE FEE;
- 4 (II) THE AMOUNT OF THE FEE;
- 5 (III) WHETHER THE FEE IS A MANDATORY FEE OR AN OPTIONAL
6 FEE; AND
- 7 (IV) WHEN THE FEE IS DUE, INCLUDING WHETHER THE FEE IS
8 LUMP SUM, MONTHLY, OR PERIODIC IN SOME OTHER WAY.

9 (2) A LANDLORD MAY NOT IMPOSE A MANDATORY FEE ON A TENANT
10 THAT IS NOT DISCLOSED IN ACCORDANCE WITH THIS SUBSECTION.

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

13 (E) (1) A TENANT MAY BRING AN ACTION AGAINST A LANDLORD FOR A
14 VIOLATION OF THIS SECTION THAT OCCURRED:

- 15 (I) ON OR AFTER FEBRUARY 1, 2027; AND
- 16 (II) DURING THE TENANCY OR UP TO 2 YEARS AFTER THE
17 TENANCY EXPIRED.
- 18 (2) IF A COURT DETERMINES THAT A LANDLORD VIOLATED A
19 PROVISION OF THIS SECTION, THE COURT MAY AWARD DAMAGES EQUAL TO THREE
20 TIMES THE AMOUNT OF ACTUAL DAMAGES THAT RESULTED FROM THE VIOLATION
21 AND REASONABLE ATTORNEY'S FEES.

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

24 (2) ANY LOCAL LAW OR ORDINANCE THAT IS COMPARABLE IN
25 SUBJECT MATTER TO THIS SECTION SHALL SUPERSEDE THE PROVISIONS OF THIS
26 SECTION TO THE EXTENT THAT THE LOCAL LAW OR ORDINANCE IS MORE STRINGENT
27 OR PROVIDES STRONGER PROTECTION TO A TENANT OR BROADER APPLICABILITY
28 THAN THIS SECTION.

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