

HOUSE BILL 954

P2
HB 1166/25 – HGO

6lr2841
CF SB 609

By: **Delegates Adams, Cullison, and Kerr**
Introduced and read first time: February 5, 2026
Assigned to: Government, Labor, and Elections

Committee Report: Favorable
House action: Adopted
Read second time: March 2, 2026

CHAPTER _____

1 AN ACT concerning

2 **State Finance and Procurement – Retention Proceeds**

3 FOR the purpose of requiring that certain retention proceeds retained by a unit or a certain
4 contractor under a State procurement contract be paid within a certain period of time
5 after the date of substantial completion; and generally relating to the payment of
6 retention proceeds under a State procurement contract.

7 BY repealing and reenacting, with amendments,
8 Article – State Finance and Procurement
9 Section 13–225
10 Annotated Code of Maryland
11 (2021 Replacement Volume and 2025 Supplement)

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

14 **Article – State Finance and Procurement**

15 13–225.

16 (a) (1) In this section the following words have the meanings indicated.

17 (2) “Payment security” has the meaning stated in § 17–101 of this article.

18 (3) “Performance security” has the meaning stated in § 17–101 of this

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 article.

2 (b) (1) If a contractor has furnished 100% payment security and 100%
3 performance security in accordance with Title 17, Subtitle 1 of this article under a State
4 procurement contract for construction, the percentage specified in the contract for
5 retainage may not exceed 5% of the total amount.

6 (2) In addition to retainage, a primary procurement unit and the Maryland
7 Transportation Authority may withhold from payments otherwise due a contractor any
8 amount that the unit reasonably believes necessary to protect the State's interest.

9 (3) Retainage withheld by a primary procurement unit and the Maryland
10 Transportation Authority may be deposited in an interest-bearing escrow account in
11 accordance with § 15-108 of this article.

12 (c) (1) A contractor may not retain a percentage of payments due a
13 subcontractor that exceeds the percentage of payments retained by the primary
14 procurement unit or the Maryland Transportation Authority.

15 (2) Paragraph (1) of this subsection may not be construed to prohibit a
16 contractor from withholding any amount in addition to retainage if the contractor
17 determines that a subcontractor's performance under the subcontract provides reasonable
18 grounds for withholding the additional amount.

19 (d) (1) A subcontractor may not retain a percentage of payments due a lower
20 tier subcontractor that exceeds the percentage of payments retained from the
21 subcontractor.

22 (2) Paragraph (1) of this subsection may not be construed to prohibit a
23 subcontractor from withholding any amount in addition to retainage if the subcontractor
24 determines that a lower tier subcontractor's performance under the subcontract provides
25 reasonable grounds for withholding the additional amount.

26 (e) **UNDISPUTED RETENTION PROCEEDS RETAINED BY A UNIT OR A**
27 **CONTRACTOR UNDER THIS SECTION SHALL BE PAID WITHIN 90 DAYS AFTER THE**
28 **DATE OF SUBSTANTIAL COMPLETION, AS DEFINED BY THE APPLICABLE CONTRACT**
29 **OR SUBCONTRACT.**

30 (F) If retainage has been placed in escrow under § 15-108 of this article, each
31 payment of retainage shall include a pro rata portion of interest earned.

32 [(f)] (G) This section may not be construed to limit the application of the
33 provisions of Title 17, Subtitle 1 of this article.

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

Approved:

Governor.

Speaker of the House of Delegates.

President of the Senate.