

HOUSE BILL 1218

C9, N1

6lr1958
CF SB 941

By: **Delegates Wilkins and Phillips**

Introduced and read first time: February 11, 2026

Assigned to: Economic Matters

A BILL ENTITLED

1 AN ACT concerning

2 **Department of Housing and Community Development – Severe Health and**
3 **Safety Risk Properties – Intervention Plan**

4 FOR the purpose of requiring the Department of Housing and Community Development,
5 Office of Tenant and Landlord Affairs, in collaboration with the Attorney General,
6 to develop a plan to identify severe health and safety risk properties in the State and
7 take related actions; requiring the Department to submit the plan and certain
8 recommendations to the Governor and the General Assembly on or before a certain
9 date; and generally relating to severe health and safety risk properties.

10 SECTION 1. BE IT ENACTED BY THE GENERAL ASSEMBLY OF MARYLAND,
11 That:

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

13 (2) “Office” means the Office of Tenant and Landlord Affairs in the
14 Department of Housing and Community Development.

15 (3) (i) “Severe health and safety risk property” means a rental property
16 that routinely fails to meet basic health and safety standards.

17 (ii) “Severe health and safety risk property” includes:

18 1. a rental property that is in continued noncompliance with
19 local housing codes, resulting in chronic unsafe housing conditions;

20 2. a severely distressed rental property;

21 3. a rental property that has repeated cycles of violations,
22 citations, and failures to remediate; and

EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.

[Brackets] indicate matter deleted from existing law.



- 1 (vii) mandatory pest eradication plans;
- 2 (viii) structural repair requirements;
- 3 (ix) temporary relocation plans for tenants in units that are unsafe
4 for occupancy;
- 5 (x) requirements for landlords to submit remediation plans and
6 records of completed repairs; and
- 7 (xi) any other mitigations; and
- 8 (4) make recommendations for statutory changes to provide effective
9 mitigation and relief for tenants.

10 (d) On or before August 31, 2027, the Department of Housing and Community
11 Development shall submit the plan and recommendations developed under this section to
12 the Governor and, in accordance with § 2-1257 of the State Government Article, the
13 General Assembly.

14 SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect July
15 1, 2026. It shall remain effective for a period of 1 year and 6 months and, at the end of
16 December 31, 2027, this Act, with no further action required by the General Assembly, shall
17 be abrogated and of no further force and effect.