

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

Committee Report: Favorable with amendments

House action: Adopted

Read second time: March 9, 2026

CHAPTER _____

1 AN ACT concerning

2 ~~Department of Housing and Community Development Severe Health and~~
3 ~~Safety Risk Properties Intervention Plan~~
4 Safe and Healthy Homes for All Act

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

13 SECTION 1. BE IT ENACTED BY THE GENERAL ASSEMBLY OF MARYLAND,
14 That:

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

16 (2) "Office" means the Office of Tenant and Landlord Affairs in the
17 Department of Housing and Community Development.

18 (3) (i) "Severe health and safety risk property" means a rental property
19 that routinely fails to meet basic health and safety standards.

20 (ii) "Severe health and safety risk property" includes:

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

3 2. a severely distressed rental property;

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

6 4. a persistently hazardous rental property.

7 (b) This section applies only to properties with 50 or more units.

8 (c) It is the intent of the General Assembly that the Office focus on the most
9 severe, serious, and high-volume violations and that the planned interventions be limited
10 to the most severe health and safety risk properties.

11 (d) (1) The Office, in collaboration with the Attorney General, shall develop a
12 plan to:

13 ~~(1)~~ (i) identify severe health and safety risk properties in the State;

14 ~~(2)~~ (ii) expand the structure of the Office to address severe health and
15 safety risk properties in the State; and

16 ~~(3)~~ (iii) provide effective interventions to mitigate predatory,
17 noncompliant, and negligent landlords of multi-unit rental properties in the State.

18 (2) The Office shall communicate and coordinate with counties and
19 municipalities in interventions and identify ways to leverage county resources.

20 (3) The Office shall seek input from renters, renter advocates, property
21 owners, housing providers, housing associations, and other stakeholders to develop the plan
22 required under paragraph (1) of this subsection.

23 ~~(e)~~ (e) The plan required under subsection ~~(b)~~ (d) of this section shall:

24 (1) create a process for identifying:

25 (i) severe health and safety properties; and

26 (ii) predatory landlord practices;

27 (2) develop methods for the referral of properties to the Office, including:

28 (i) by residents that currently live in a property;

1 (ii) through coordination with municipal and county agencies;

2 (iii) by tenant associations; and

3 (iv) by other organizations that serve renters and communities;

4 (3) determine appropriate interventions to protect the health and safety of
5 residents living in severe health and safety risk properties, including:

6 (i) financial consequences, fines, and liability for investigation and
7 intervention costs;

8 (ii) legal interventions such as injunctions and legal proceedings;

9 (iii) required tenant escrow;

10 (iv) the issuance of corrective action plans with deadlines;

11 (v) mandatory follow-up inspections;

12 (vi) required timelines for addressing violations;

13 (vii) mandatory pest eradication plans;

14 (viii) structural repair requirements;

15 (ix) temporary relocation plans for tenants in units that are unsafe
16 for occupancy;

17 (x) requirements for landlords to submit remediation plans and
18 records of completed repairs; and

19 (xi) any other mitigations; ~~and~~

20 (4) identify costs and options for containing costs, including leveraging
21 collaboration with the county or local housing agency and the utilization of county
22 inspectors versus the hiring of State inspectors; and

23 (5) make recommendations for statutory changes to provide effective
24 mitigation and relief for tenants.

25 ~~(d)~~ (f) (1) On or before August 31, 2027, the Department of Housing and
26 Community Development shall submit the plan and recommendations developed under this
27 section to the Governor and, in accordance with § 2-1257 of the State Government Article,
28 the General Assembly.

1 (2) On or before December 31, 2027, the Department of Housing and
 2 Community Development shall submit a report to the Governor and, in accordance with §
 3 2-1257 of the State Government Article, the General Assembly that includes:

4 (i) the properties identified under subsection (d) of this section;

5 (ii) the types of violations identified;

6 (iii) the reason a property is included in the plan required under
 7 subsection (d) of this section;

8 (iv) any interventions undertaken and the status of violations as a
 9 result of the plan; and

10 (v) any other helpful information.

11 (g) The Department of Housing and Community Development shall publish the
 12 list of severe health and safety risk properties, including the names of properties, publicly
 13 on the Department's website.

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.

Approved:

Governor.

Speaker of the House of Delegates.

President of the Senate.