

SENATE BILL 941

C9, N1

6lr1959
CF HB 1218

By: **Senator Henson**

Introduced and read first time: February 6, 2026

Assigned to: Judicial Proceedings

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.



4. a persistently hazardous rental property.

(b) The Office, in collaboration with the Attorney General, shall develop a plan to:

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

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

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

(c) The plan required under subsection (b) of this section shall:

(1) create a process for identifying:

(i) severe health and safety properties; and

(ii) predatory landlord practices;

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

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

(ii) through coordination with municipal and county agencies;

(iii) by tenant associations; and

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

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

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

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

(iii) required tenant escrow;

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

(v) mandatory follow-up inspections;

(vi) required timelines for addressing violations;

(vii) mandatory pest eradication plans;

(viii) structural repair requirements;

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

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

(xi) any other mitigations; and

(4) make recommendations for statutory changes to provide effective mitigation and relief for tenants.

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

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