



House Bill 1540 – Environment – Mold Inspections – Standards, Reporting, and Penalties

Position: Oppose

Maryland REALTORS® oppose HB 1540 which, among other provisions, requires local governments to conduct annual inspections of residential rental units for mold.

In addition to requiring rental units to be inspected for mold, the legislation would require the landlord to disclose the results of the inspection. Maryland REALTORS® are concerned over how this bill is implemented. Presently, about half of the counties have a rental licensing program where rental units are more likely to be inspected. In other parts of the state, it is unclear how these inspections would be paid for and conducted.

While MDE also has lead inspectors who inspect each rental unit built before 1979, pre-1979 properties only account for about 55% of all housing units in Maryland. Importantly, there are currently only 500 lead paint inspectors in Maryland. If MDE was going to use these inspectors to inspect a 45% increase in the number of rental units, it is likely that number will have to grow significantly. These inspectors will need training in how to inspect and report on mold problems too.

Finally, REALTORS® are concerned that the bill permits an administrative fine of up to \$250 for each day for each violation up to \$10,000.

For those reasons, the REALTORS® recommend an unfavorable report.

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