



House Bill 129 – Environment – Mold Inspections – Standards, Reporting, and Penalties

Position: Oppose

Maryland REALTORS® oppose HB 129 which, among other provisions, requires local governments to conduct annual inspections of residential rental units for mold.

REALTORS® have several concerns over this bill and how it would be implemented.

First, the bill would directly impose new fees and significant fines on all rental property owners and managers. To conduct the hundreds of thousands of annual inspections that would be imposed under this bill, local governments may also need to hire additional staff, which will further increase fees charged to rental owners.

Only half of Maryland counties currently have rental property registration or licensing programs in place. Those who do not would need to establish a program to comply with these new requirements. In these areas, landlords would incur registration or licensing program costs in addition to inspection and reporting fees.

These compliance costs will be passed on, resulting in rent increases for Maryland residents.

In addition, Maryland does not currently license or provide any oversight of mold inspectors or remediation practitioners. Inspectors engaged under this program would need training in how to inspect and report on mold problems.

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

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