



House Bill 451 – Real Property – Residential Rental Property Inspection – Remote Visual Inspection

Position: Support

Maryland REALTORS® supports HB 451 which requires local governments to establish remote inspections during protracted states of emergency or other dangerous conditions that prevent in person inspections.

A number of local municipalities have established remote inspections that allow the locality to inspect conditions inside a property. Some of these programs permit a tenant or property manager to provide the video at the direction of the local inspector. The inspections provide timely review of conditions of the property and help reduce tenant and property manager's exposure to COVID-19 or future dangers.

The House amended the language to be more expansive than just video and to require an actual inspection of the property before a sanction is placed on the owner of the property. The Maryland REALTORS® supports these changes.

For these reasons, the Maryland REALTORS® recommend a favorable report.

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