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February 26, 2025

To: The Honorable Marc Korman  
Chair, Environment and Transportation Committee

From: Kira Wilpone-Welborn, Assistant Attorney General  
Consumer Protection Division

Re: House Bill 1257 – Landlord and Tenant - Residential Leases - Fee Disclosures (LETTER OF INFORMATION)

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The Consumer Protection Act mandates the Consumer Protection Division (“Division”) “take strong protective and preventive steps to investigate unlawful consumer practices, to assist the public in obtaining relief from these practices, and to prevent these practices from occurring in Maryland.” Com. Law § 13-102. As such, the Division mediates and investigates complaints from Maryland consumers regarding unfair, abusive, and deceptive trade practices, and seeks to remediate violations of the Act through enforcement actions.

House Bill 1257 sponsored by Delegates Joe Vogel, Nick Allen, and Vaughn Stewart requires landlords to disclose to prospective tenants voluntary and mandatory fees that the tenant would pay during the lease term. If a landlord fails to disclose a mandatory fee, the landlord cannot collect the fee from the tenants. House Bill 1257 would further provide enforcement authority to the Department of Housing and Community Development for violations of the bill. The Division typically reserves comment on bills that impose obligations on sister State agencies. However, the Division wants to clarify for the Committee that the fees identified in House Bill 1257 are material facts the omission of which by a landlord would violate the Consumer Protection Act § 13-303, as further defined by § 13-301. House Bill 1257 adds, in addition to the requirements of the Consumer Protection Act, that the material facts shall be provided in an itemized list and that certain material facts must be included in advertisements, publications and announcements.

cc: The Honorable Joe Vogel, *et al.*  
Members, Environment and Transportation Committee