



Senate Bill 896

Committee: Judicial Proceedings

Bill: Senate Bill 896 – Real Property - Residential Rental Property - Pet Policy Disclosure (Pet Policy Transparency Act)

Date: 2/25/25

Position: Informational

The Maryland Multi-Housing Association (MMHA) is a professional trade association established in 1996, whose members house more than 538,000 residents of the State of Maryland. MMHA’s membership consists of owners and managers of more than 210,000 rental housing homes in over 958 apartment communities and more than 250 associate member companies who supply goods and services to the multi-housing industry.

Senate Bill 896 (“SB 896”) requires the landlord of a residential rental property to provide the property's pet policy on the property's website, in digital advertisements, in information provided for residential rental search engines, and in applications for a rental unit on the property.

MMHA would like to thank the sponsors and advocates for engaging with our Association members during the interim to work on this legislation. For informational purposes, if this legislation is enacted as written, MMHA would like to request liberality in the implementation of this bill as housing providers become aware and work to comply. It is important that this legislation be interpreted to apply to digital listings and advertisements that are within the control of housing providers. Additionally, it is the view of MMHA that the Maryland Department of Housing and Community Development’s Office of Tenant and Landlord Affairs should promote and campaign this legislation to the multi-housing industry and work collaboratively with housing providers to achieve proper compliance with the law.

Please contact Matthew Pipkin, Jr. at (443) 995-4342 or mpipkin@mmhaonline.org with any questions.