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March 24, 2025

To: The Honorable William C. Smith, Jr.  
Chair, Judicial Proceedings Committee

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

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

The Consumer Protection Division of the Office of the Attorney General (the “Division”) supports House Bill 1257 sponsored by Delegates Joe Vogel *et al.* House Bill 1257 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 tenant and the tenant may seek recovery of any paid fees.

The Consumer Protection Act (“CPA”) mandates the 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 mediation and enforcement action. Indeed, landlord-tenant complaints are consistently among the top complaints received each year by the Division. The mandatory fees identified in House Bill 1257 are material facts the omission of which by a landlord would violate the CPA § 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 that includes specific information about each fee. House Bill 1257’s requirement that landlords disclose mandatory fees in writing provides tenants with material information that will allow them to compare potential rental units and know what amounts they are obligated to pay during the lease term.

As such, the Division requests the Judicial Proceedings Committee issue a favorable report on House Bill 1257.

cc: The Honorable Joe Vogel, *et al.*  
Members, Judicial Proceedings Committee