



Bill Title: House Bill 1257, Landlord and Tenant - Residential Leases - Fee Disclosures

Committee: Senate Judicial Proceedings Committee

Date: March 26, 2025

Position: Favorable with Amendments

This testimony is offered on behalf of the Maryland Multi-Housing Association (MMHA). MMHA is a professional trade association established in 1996, whose members consist of owners and managers of more than 210,000 rental housing homes in over 958 apartment communities. Our members house over 538,000 residents of the State of Maryland. MMHA also represents over 250 associate member companies who supply goods and services to the multi-housing industry.

House Bill 1257 requires housing providers to publicly disclose fees associated with residential leases. The bill mandates that advertisements and lease agreements include a detailed list of fees, specifying their amounts and due dates. It prohibits landlords from imposing undisclosed mandatory fees and ensures that tenants receive an itemized breakdown of costs. Additionally, the bill allows local jurisdictions to enact tenant protection laws consistent with or stronger than the bill's provisions.

MMHA is not opposed to disclosing fees prior to a prospective resident completing an application. In fact, most housing providers already provide this information to prospective residents as part of the application process.

Amendment:

MMHA offers one amendment to ensure consistent guidelines for fee disclosures throughout the State.

- Inconsistent Patchwork: MMHA has concerns about an inconsistent patchwork of laws throughout the State, related to marketing and advertising rental units. For housing providers who operate in several jurisdictions, this could become unruly. The State should set one policy without local jurisdictions enacting their own set of laws. MMHA requests that page 4, lines 19 through 25 are stricken.

For these reasons, the Maryland Multi-Housing Association respectfully requests a favorable report with amendment on House Bill 1257.

Please contact Aaron J. Greenfield at 410.446.1992 if you have any questions.