

February 25, 2025

The Honorable Will Smith
Chair, Judicial Proceedings Committee
2 Miller West Building
Annapolis, MD, 21401

RE: SB856 - Mold - Landlord Requirements and Regulations (Maryland Tenant Mold Protection Act)

Dear Chair Smith:

The Maryland Building Industry Association, representing 100,000 employees statewide, appreciates the opportunity to participate in the discussion surrounding **SB856 - Mold - Landlord Requirements and Regulations (Maryland Tenant Mold Protection Act) MBIA Supports the Act with Amendments.**

Senate Bill 856 proposes several measures related to mold prevention and remediation. It requires multiple state agencies—including the Department of the Environment, the Maryland Department of Health, the Department of Housing and Community Development, the Maryland Department of Labor, and the Department of General Services—to develop a centralized website providing information about mold remediation and dampness. Additionally, the bill mandates the creation and periodic update of an informational pamphlet on mold, which must include state resources and tenant guidance on mold prevention. Instead of developing a new pamphlet, agencies may opt to use the U.S. Environmental Protection Agency’s “Brief Guide to Mold, Moisture and Your Home.”

Housing providers would be required to provide this pamphlet at lease signing and every two years thereafter, with residents signing an acknowledgment of receipt. Furthermore, Senate Bill 856 mandates that housing providers conduct a mold assessment and mold remediation within 45 days of receiving written notice of suspected mold from a local enforcement agency or a tenant. The Tenant Safety Act which went into effect in October of 2024 places a responsibility on landlords to provide a safe and habitable dwelling unit for tenants. MBIA supports the intent of the bill, and the Mold Workgroup Report (2024) recognized the importance of resident awareness, recommending the development of a centralized website and distribution of an educational pamphlet to tenants, in alignment with the bill’s objectives.

However, the industry does have some concerns related to certain provisions and would suggest the following amendments:

- Requiring Pamphlet Distribution Every **Two Years**
- Automatic Mold Remediation Without Confirmation of Mold Growth

Thank you for your consideration and we urge the suggested amendments - for more information about this position, please contact Lori Graf at 410-800-7327 or lgraf@marylandbuilders.org.

cc: Members of the Senate Judicial Proceedings Committee