



## **Senate Bill 856 – Mold – Landlord Requirements and Regulations (Maryland Tenant Mold Protection Act)**

### **Position: Unfavorable**

Maryland REALTORS® oppose SB 856 which requires Maryland agencies to develop a centralized website providing information about mold remediation and dampness as well as an informational pamphlet. The bill also requires a landlord to give tenants the state pamphlet on mold and sets time frames to inspect and remediate mold after being notified by the local housing inspector or tenant.

The REALTORS® have no problem providing a state created pamphlet to tenants regarding mold but don't believe that the landlord should have to continue to handout this pamphlet out every two years.

The REALTORS® also believe that giving a landlord 45 days to complete an assessment and remediation of property may not be enough time – particularly in a single-family rental property. It is not uncommon for tenants in these properties to turn off a dehumidifier in a basement because of energy costs or noise. However, for most basements, the dehumidifier protects both the tenant and property from mold growth. If a situation goes unchecked in a property like this and wallboard must be removed and basements treated (which has happened), it can take longer than 45 days to remedy the mold.

Finally, the last example demonstrates that prevention of mold in every unit is not just a landlord's responsibility. Tenants also bear responsibility to ensure protection from mold growth.

As drafted, the REALTORS® oppose SB 856.

**For more information contact [lisa.may@mdrealtor.org](mailto:lisa.may@mdrealtor.org) or  
[christa.mcgee@mdrealtor.org](mailto:christa.mcgee@mdrealtor.org)**