



**The Maryland Department of the Environment**  
**Secretary Serena McIlwain**

***Senate Bill 856***

***Mold - Landlord Requirements and Regulations (Maryland Tenant Mold Protection Act)***

**Position:** Information  
**Committee:** Judicial Proceedings  
**Date:** February 25, 2025  
**From:** Jeremy D. Baker, Director of Government Relations

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The Maryland Department of the Environment (MDE) is providing **INFORMATIONAL** testimony for SB 856.

**Bill Summary**

Senate Bill 856 would require MDE, in coordination with the Maryland Department of Health (MDH), the Maryland Department of Housing and Community Development (DHCD), the Maryland Department of Labor (MDL), and the Maryland Department of General Services (DGS) to develop and update, as necessary, a centralized website providing information about mold remediation and dampness and an informational pamphlet on mold that includes resources in the State relating to mold and how tenants can control mold growth in their unit. MDE can use the U.S. Environmental Protection Agency's "Brief Guide to Mold, Moisture, and Your Home" pamphlet in lieu of developing a separate pamphlet.

Additionally, on or before June 1, 2027, MDE, in consultation with MDH, DHCD, MDL, and DGS, would be required to establish in regulation uniform standards for mold assessment and mold remediation.

**Position Rationale**

MDE, in collaboration with our sister agencies, would be able to create a centralized state website and an informational pamphlet on mold with current resources. However, developing regulations would have a fiscal impact as no administration within the Department currently has the expertise on mold assessments or remediation. As such, MDE anticipates that we would need to hire a third party consultant with the relevant expertise to inform the creation of the new regulations, as well as support public outreach. Currently, there are no federal regulations or standards for airborne mold contaminants.

Additionally, it is unclear if MDE would have any enforcement responsibility or would be responsible for ensuring compliance with the promulgated regulations. If MDE is required to enforce those regulations, the Department would need resources to create a new program within the agency to ensure landlords are properly performing mold assessments and remediations.

Accordingly, MDE respectfully requests the Committee consider this information during its deliberation.

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