



**Testimony of the Mayor and Council of Rockville**  
**HB 80 – Landlord Tenant - Residential Leases - Fee Disclosures**  
**SUPPORT**

Good afternoon, Chair Valderrama and members of the House Economic Matters Committee. I am Rockville City Councilmember Zola Shaw, and I thank you for this opportunity. On behalf of the City, I want to thank Delegate Vogel for sponsoring this important legislation that aligns with Rockville’s goal to increase transparency between landlords and tenants.

The Mayor and Council of Rockville unanimously support HB 80. This bill would require landlords to provide prospective tenants with an itemized list that clearly identifies all fees that a landlord may charge. While this may seem common sense, tenants are frequently charged fees that are undisclosed, unpredictable, or arbitrary. The Urban Institute has found that these “junk fees” can add 10 to 30 percent to renters’ total monthly costs, raising monthly payments above what some households can afford. Transparency will help tenants to understand how much they will actually be charged.

Nearly half of Rockville households are renters, a share that continues to grow. Our community would greatly benefit from the additional protections in HB 80 against undisclosed junk fees because strong and fair tenant protections make Maryland and Rockville a more affordable, desirable place to live.

HB 80 also promotes a fairer and more competitive rental market. When all prospective renters receive the same clear, upfront information about fees, they are better able to compare housing options and make informed decisions. This levels the playing field for responsible landlords who already operate transparently, while discouraging practices that rely on surprise charges to drive up costs. Clear disclosure standards reduce confusion, disputes, and administrative burdens for both tenants and property owners, benefiting the rental market as a whole.

In conclusion, HB 80 is a critical step forward that advances renter protections and supports renters making more informed decisions about where they will live. For these reasons, we urge the Committee to provide HB 80 with a favorable report. Thank you.