



**Bill Title:** House Bill 80, Landlord and Tenant - Residential Leases - Fee Disclosures

**Committee:** House Economic Matters Committee

**Date:** February 5, 2026

**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 214,000 rental housing homes in over 1015 apartment communities. Our members house over 571,000 residents of the State of Maryland. MMHA also represents over 270 associate member companies who supply goods and services to the multi-housing industry.

House Bill 80 requires housing providers to publicly disclose fees associated with residential leases. 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.

Amendments:

- Trash as a Utility: Trash collection is an essential public service that, like water, electricity, and sewage, is necessary for maintaining public health, sanitation, and environmental sustainability. On page 2, line 17, MMHA requests that trash collection is added as a utility.
- Costs, Fines or Fees: Delete the word "minor" on page 2, line 18. Most leases inform tenants about their obligations to keep their rental homes properly. These include such things as cutting grass, shoveling snow, cleaning their yard of pet waste and keeping their vehicles with proper tags. Landlords often remind tenants about their responsibilities, making clear that they will ultimately have to pay if they do not comply. Unfortunately, Landlords often must intervene when tenants do not comply in order to avert suffering Code violations on the property. Such violations are costly, because the Landlord must go to Administrative Court to explain why there was a citation that was out of the Landlord's control. Unless the violation is abated at the hearing the Landlord then must pay the fine and send the tenant a bill for it in order to recoup the loss. This is not a "minor" issue for both Landlords and Tenants.



- Inconsistent Patchwork: MMHA has concerns about an inconsistent patchwork of laws throughout the State. 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 3, lines 18 through 24 are stricken.

For these reasons, the Maryland Multi-Housing Association respectfully requests a favorable report with amendments on House Bill 80.

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