

DATE: February 5, 2026
BILL NO.: House Bill 80
TITLE: Landlord and Tenant - Residential Leases - Fee Disclosures
COMMITTEE: House Economic Matters

Letter of Support

Description of Bill:

As written, House Bill 80 prohibits landlords that offer four or more dwelling units for rent from advertising dwelling units for rent without including information on mandatory fees, and requires such landlords to provide prospective tenants with a written, itemized list identifying and explaining all fees the landlord may impose on the prospective tenant. The bill would prohibit landlords from imposing any mandatory fees that were not disclosed and allow tenants and prospective tenants to report any violations to this section.

Background and Analysis:

Undisclosed mandatory fees, or “junk fees” imposed by landlords, are a substantial burden on many Maryland renters. These fees, which often only become known to renters after they have paid application fees and been presented with a lease, include, for example, “convenience fees” or online rent payments, “amenity fees” for use of facilities, and trash collection fees. Often, renters choose a home that is within their budget based on the advertised rent, only to find that the actual monthly costs are significantly higher due to mandatory monthly fees that were not disclosed. According to a [September 2024](#) report by the National Consumer Law Center, these fees disproportionately burden renters of color and low-income renters.

Existing statutes limit the amount landlords may charge for fees related to processing a rental application (Real Property Article §§ 8-213 and 8-218), late fees for overdue rent (Real Property Article § 8-208(d)(3)), and the amount a landlord may require a tenant to pay to occupy the premises and commence the lease (Real Property Article § 8-208(d)(11)), but they do not speak to other undisclosed, mandatory fees charged after the commencement of the tenancy. Repairing this statutory deficiency will allow residential tenants across Maryland to know in advance exactly how much they will need to pay each month to stay in their homes and discourage the use of “junk fees” to inflate actual housing costs above and beyond advertised rental rates.

DHCD Position

The Department of Housing and Community Development respectfully requests a **favorable** report on HB 80.