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THE MARYLAND HOUSE OF DELEGATES
ANNAPOLIS, MARYLAND 21401

MARCH 5, 2026

House Bill 1218: Department of Housing and Community Development - Severe Health and Safety Risk Properties - Intervention Plan

Dear Colleagues,

I am pleased to present **House Bill 1218 - Department of Housing and Community Development – Severe Health and Safety Risk Properties – Intervention Plan**. This legislation would require the Office of Tenant and Landlord Affairs, in collaboration with the Attorney General, to develop a statewide plan to identify and address severe health and safety risk properties.

Every Marylander deserves to live in safe, habitable housing. Yet too many tenants continue to endure chronic code violations, unsafe conditions, repeated failures to remediate hazards, and neglect from predatory or noncompliant landlords. These conditions threaten residents' health, destabilize families, and undermine community well-being.

House Bill 1218 directs the Department of Housing to create a clear process for identifying persistently hazardous rental properties and predatory landlord practices, establish referral pathways for tenants and community organizations, and develop meaningful interventions. These interventions may include corrective action plans, mandatory repairs, follow-up inspections, financial penalties, legal action, tenant protections such as escrow, and temporary relocation when necessary. **House Bill 1218** would also require recommendations for any statutory changes needed to better protect tenants in Maryland.

I'm proud to champion this bill to strengthen oversight and safeguard the health and safety of Maryland renters. For these reasons, I urge your **favorable vote on House Bill 1218: Department of Housing and Community Development - Severe Health and Safety Risk Properties - Intervention Plan.**

Sincerely,

A handwritten signature in cursive script that reads "Jheanelle Wilkins".

Delegate Jheanelle Wilkins