

February 5, 2026

Hon. Kris Valderama  
Chair, Economic Matters  
130 Taylor House Office Building  
Annapolis, MD 21401

Re: HB 80 Landlord and Tenant – Residential Leases - Fees

Dear Chair Valderama,

The Maryland Building Industry is submitting comments FWA for HB80, the bill’s goal of increasing transparency in rental housing by requiring landlords to clearly disclose all fees to prospective tenants and prohibiting the imposition of undisclosed mandatory fees. Clear, upfront disclosure promotes fairness, helps tenants make informed housing decisions, and reduces disputes between landlords and tenants.

We recommend amendments to improve clarity and implementation. Specifically, the bill should more precisely define what constitutes a “fee” and distinguish mandatory fees from optional services to avoid confusion and inconsistent enforcement.

In addition, consideration should be given to providing landlords with clear guidance on acceptable disclosure methods to ensure compliance without unnecessary administrative burden. Finally, the enforcement and claims process should be clearly aligned with existing landlord–tenant remedies to promote efficiency and predictability.

With these amendments, the bill would strike an appropriate balance between tenant protection and practical compliance for landlords, and I urge a favorable report as amended.