Bill:	**House Bill 80 - Landlord and Tenant - Residential Leases - Fee Disclosures**
Committee:	**Economic Matters**
Date:	**February 5, 2026**
Position:	**Favorable with Amendments**

The Apartment and Office Building Association (AOBA) of Metropolitan Washington is a non-profit trade association representing the owners and managers of more than 23 million square feet of commercial office space and 133,000 apartment rental units in Montgomery and Prince George's counties. AOBA submits the following testimony in support of House Bill 80 with amendments.

HB 80 requires housing providers to publicly disclose rental housing fees to prospective tenants in both applications and advertisements for the property. These disclosures must include specified fee amounts and their due dates. The bill also prohibits housing providers from imposing undisclosed mandatory fees and ensures that tenants receive an itemized breakdown of costs. Finally, the bill allows local jurisdictions to enact tenant protection laws consistent with or stronger than the bill's provisions.

AOBA supports fee transparency during the leasing process. Moreover, Montgomery and Prince George's Counties already regulate fees as part of each county's rent stabilization law. As such, AOBA members are already disclosing fees to prospective tenants.

1. **Treat garbage collection as a utility;**

   Garbage collection is a mandatory public service that is necessary for maintaining public health, sanitation, and environmental sustainability. Like utilities, trash service can also fluctuate based on the amount and types of materials collected (e.g., bulk trash, metal, etc.). In high-rise buildings, trash service can also be impacted by damaged or blocked trash chutes, which may necessitate higher collection fees. Additionally, there is a value-added service of valet trash that benefits many tenants, including seniors. Valet trash service allows tenants to place their trash in fire resistant containers outside of their unit where it is collected by a custodian. This service simplifies trash disposal for tenants and keeps trash areas clean. In Montgomery and Prince

George's Counties, this service is opt-in only. Last year's version of this bill (HB1257) passed the House with this amendment.

> (2) THIS SECTION DOES NOT APPLY TO:
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> (I) CHARGES IMPOSED ON A TENANT FOR THE PAYMENT OF WATER, SEWER, GAS, GARBAGE COLLECTION OR ELECTRIC UTILITIES;

AOBA urges a favorable report on House Bill 80 with the amendment outlined above. For more information, please contact Hugo Cantu at hcantu@aoba-metro.org.