



HB80: Landlord and Tenant - Residential Leases - Fee Disclosures

Position: Favorable

March 25, 2026

The Honorable Will Smith, Chair
Senate Judicial Proceedings Committee
2 East, Miller Senate Office Building
Annapolis, Maryland 21401
cc: Members, Judicial Proceedings Committee

Chair Smith and Members of the Committee:

Economic Action Maryland Fund urges a favorable report on HB80, which would require a landlord to disclose all fees related to a lease for a dwelling unit.

Tenants, particularly tenants on a fixed budget, need to know the full cost of a residential lease before they sign. Mandatory fees can significantly inflate the actual monthly cost of a rental unit, at times putting the full monthly cost above what the tenant can afford to pay. Hiding these fees and putting a tenant in jeopardy of failure to pay does not serve either party.

These fees can be substantial. Economic Action Maryland Fund surveyed our clients just on the convenience fees they pay when paying their rent online. Of 93 responses, nearly 20% were paying over \$10 a month; 10% were paying more than \$30 a month. Some individuals were paying fees as high as \$60, \$65, or even \$81 a month just to pay their rent.

Understanding these fees in advance of signing a lease is critical to ensure a tenant can make an informed decision about their ability to afford the rental. Because the bill does not impact landlords with five or fewer units, it does not place an undue burden on small family landlords.

For these reasons, we urge a favorable report on HB80.

Sincerely,
Jennifer Bevan-Dangel, Deputy Director

Economic Action (formerly the Maryland Consumer Rights Coalition) champions economic rights and housing justice through advocacy, research, consumer education, and direct service. Our 12,500 supporters include consumer advocates, practitioners, and low-income and working families throughout Maryland.

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