



House Bill 1105

Committee: Judicial Proceedings

Bill: House Bill 1105 Statute of Limitations - Civil Suits to Enforce Local Consumer Protection Codes

Date: 4/3/2026

Position: Informational

The Maryland Multi-Housing Association (MMHA) is a professional trade association established in 1996, whose members house more than 538,000 residents of the State of Maryland. MMHA's membership consists of owners and managers of more than 210,000 rental housing homes in over 958 apartment communities and more than 250 associate member companies who supply goods and services to the multi-housing industry.

House Bill 1105 ("HB 1105") seeks to extend the statute of limitations from one to three years with an adjoining, codified discovery rule for a civil suit to enforce certain local consumer protection codes.

During the bill hearing before the House Judiciary Committee, proponents emphasized that the extended statute of limitations established under HB 1105 could be used in enforcement actions involving housing providers. That testimony raised concerns within the multifamily housing industry regarding how such an expanded enforcement window might be applied.

Following the House hearing, MMHA engaged in discussions with the Baltimore City Office of the Solicitor, including City Solicitor Ebony Thompson. During those discussions, MMHA was advised that the intent of the extended statute of limitations is to address systemic and widespread housing violations, not to target individual housing providers for isolated or one-off incidents.

This clarification is important. Housing providers operate large and complex properties where issues may arise despite good-faith compliance efforts and prompt remediation practices. Application of an extended statute of limitations to isolated matters could create prolonged legal uncertainty and discourage continued investment in Maryland's rental housing stock. Conversely, focusing enforcement on egregious, repeated, or systemic violations appropriately directs regulatory resources toward actors whose conduct threatens resident safety and housing quality.

MMHA appreciates the clarification provided by the Baltimore City Solicitor's Office and respectfully shares this information with the Committee to ensure legislative intent is clearly understood as deliberations on HB 1105 continue.

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