

HOUSE BILL 1460

N1

6lr2004

By: **Delegates Taveras, Lehman, and Terrasa**
Introduced and read first time: February 13, 2026
Assigned to: Economic Matters

A BILL ENTITLED

1 AN ACT concerning

2 **Landlord and Tenant – Investor–Owned Single–Family Rental Property –**
3 **Landlord Requirements**

4 FOR the purpose of prohibiting a landlord of an investor–owned single–family rental
5 property from charging a tenant more than a certain amount in rent, utilities, and
6 additional mandatory fees; requiring a landlord to disclose the fair market rent, last
7 sale price of a home, and the maximum allowable rent to a tenant or prospective
8 tenant; authorizing the Department of Housing and Community Development or the
9 Office of the Attorney General to impose certain penalties under certain
10 circumstances; requiring the Department to maintain a certain registry of landlords
11 of investor–owned single–family rental property; and generally relating to
12 investor–owned single–family rental property.

13 BY adding to

14 Article – Real Property

15 Section 8–1101 through 8–1104 to be under the new subtitle “Subtitle 11.
16 Investor–Owned Single–Family Rental Property”

17 Annotated Code of Maryland

18 (2023 Replacement Volume and 2025 Supplement)

19 SECTION 1. BE IT ENACTED BY THE GENERAL ASSEMBLY OF MARYLAND,
20 That the Laws of Maryland read as follows:

21 **Article – Real Property**

22 **SUBTITLE 11. INVESTOR–OWNED SINGLE–FAMILY RENTAL PROPERTY.**

23 **8–1101.**

EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.

[Brackets] indicate matter deleted from existing law.



1 (A) IN THIS SUBTITLE THE FOLLOWING WORDS HAVE THE MEANINGS
2 INDICATED.

3 (B) "DEPARTMENT" MEANS THE DEPARTMENT OF HOUSING AND
4 COMMUNITY DEVELOPMENT.

5 (C) "ENFORCEMENT AUTHORITY" MEANS:

6 (1) FOR PUBLIC HOUSING AND FEDERALLY OR STATE ASSISTED
7 HOUSING, THE DEPARTMENT; OR

8 (2) FOR PRIVATE RENTAL PROPERTY THAT DOES NOT ACCEPT
9 HOUSING ASSISTANCE PROGRAM FUNDS, THE OFFICE OF THE ATTORNEY GENERAL.

10 (D) "FAIR MARKET RENT" MEANS THE MOST RECENTLY PUBLISHED
11 ANNUAL FAIR MARKET RENT RATE SET BY THE FEDERAL DEPARTMENT OF HOUSING
12 AND URBAN DEVELOPMENT.

13 (E) "INVESTOR-OWNED SINGLE-FAMILY RENTAL PROPERTY" MEANS A
14 SINGLE-FAMILY RENTAL PROPERTY OWNED BY A PERSON THAT OWNS TWO OR MORE
15 RESIDENTIAL RENTAL PROPERTIES IN THE STATE.

16 (F) "MAXIMUM ALLOWABLE RENT" MEANS THE GREATER OF:

17 (1) 120% OF THE FAIR MARKET RENT FOR THE ZIP CODE OF A
18 SINGLE-FAMILY RENTAL PROPERTY; OR

19 (2) 120% OF THE LAST RECORDED SALE PRICE OF THE
20 SINGLE-FAMILY RENTAL PROPERTY DIVIDED BY 12.

21 (G) "SINGLE-FAMILY RENTAL PROPERTY" MEANS A SINGLE-FAMILY
22 ATTACHED OR DETACHED RESIDENTIAL DWELLING LEASED TO TENANTS.

23 8-1102.

24 (A) THIS SUBTITLE APPLIES ONLY TO AN INVESTOR-OWNED
25 SINGLE-FAMILY RENTAL PROPERTY.

26 (B) THIS SUBTITLE DOES NOT APPLY TO:

27 (1) AN OWNER-OCCUPIED RESIDENCE WITH ONLY A PORTION OF THE
28 RESIDENCE AVAILABLE FOR RENT;

1 **(2) A SINGLE-FAMILY RENTAL PROPERTY SUBJECT TO A LONG-TERM**
2 **AFFORDABILITY COVENANT; OR**

3 **(3) A LICENSED KINSHIP HOME OR FOSTER CARE HOME.**

4 **8-1103.**

5 **(A) A LANDLORD MAY NOT:**

6 **(1) CHARGE MORE THAN:**

7 **(I) THE MAXIMUM ALLOWABLE RENT;**

8 **(II) THE DOCUMENTED COST OF UTILITIES; OR**

9 **(III) \$100 PER MONTH FOR ADDITIONAL MANDATORY FEES; OR**

10 **(2) USE OTHER FEES OR CHARGES TO CIRCUMVENT THE LIMITS**
11 **ESTABLISHED UNDER PARAGRAPH (1) OF THIS SUBSECTION.**

12 **(B) BEFORE A PROSPECTIVE TENANT ENTERS INTO OR A TENANT RENEWS A**
13 **LEASE AGREEMENT, A LANDLORD SHALL DISCLOSE IN A SWORN STATEMENT IN THE**
14 **PRIMARY LANGUAGE OF THE PROSPECTIVE TENANT OR TENANT:**

15 **(1) THE FAIR MARKET RENT AT THE TIME OF THE AGREEMENT OR**
16 **RENEWAL;**

17 **(2) THE LAST SALE PRICE OF THE RESIDENTIAL DWELLING; AND**

18 **(3) THE MAXIMUM ALLOWABLE RENT.**

19 **(C) (1) A TENANT OR PROSPECTIVE TENANT HARMED BY A VIOLATION OF**
20 **SUBSECTION (A) OR (B) OF THIS SECTION MAY BRING AN ACTION AGAINST A**
21 **LANDLORD FOR:**

22 **(I) INJUNCTIVE RELIEF;**

23 **(II) REASONABLE ATTORNEY'S FEES; AND**

24 **(III) TREBLE DAMAGES.**

25 **(2) THE DEPARTMENT OR THE OFFICE OF THE ATTORNEY GENERAL,**
26 **AS APPLICABLE, MAY:**

1 **(I) FINE A LANDLORD UP TO \$10,000; AND**

2 **(II) IN COLLABORATION WITH THE APPROPRIATE LOCAL**
3 **HOUSING AUTHORITY, SUSPEND THE LANDLORD'S RENTAL LICENSE.**

4 **(D) (1) A LANDLORD MAY NOT RETALIATE AGAINST A TENANT WHO**
5 **ASSERTS THE TENANT'S RIGHTS ESTABLISHED BY THIS SECTION OR WHO REPORTS**
6 **PRICE GOUGING OR INSUFFICIENT DISCLOSURE TO AN ENFORCEMENT AUTHORITY.**

7 **(2) IN ADDITION TO ANY RELIEF GRANTED UNDER § 8-208.1 OF THIS**
8 **TITLE, IF A LANDLORD RETALIATES AGAINST A TENANT:**

9 **(I) THE TENANT MAY REQUIRE THE LANDLORD TO SIGN A**
10 **12-MONTH LEASE RENEWAL AT THE MAXIMUM ALLOWABLE RENT; AND**

11 **(II) AN ENFORCEMENT AUTHORITY MAY IMPOSE A CIVIL FINE**
12 **NOT EXCEEDING \$10,000.**

13 **8-1104.**

14 **(A) THE DEPARTMENT SHALL ESTABLISH AND MAINTAIN A PUBLICLY**
15 **ACCESSIBLE REGISTRY OF INVESTOR-OWNED SINGLE-FAMILY RENTAL PROPERTY**
16 **LANDLORDS.**

17 **(B) A LANDLORD SHALL SUBMIT TO THE DEPARTMENT, ON A FORM AND IN**
18 **A MANNER PRESCRIBED BY THE DEPARTMENT:**

19 **(1) THE LANDLORD'S LEGAL NAME;**

20 **(2) IF THE LANDLORD IS AN INDIVIDUAL, THE PRIMARY RESIDENTIAL**
21 **ADDRESS OF THE LANDLORD;**

22 **(3) IF THE LANDLORD IS AN ENTITY, THE ADDRESS OF THE**
23 **LANDLORD'S PRIMARY PLACE OF BUSINESS;**

24 **(4) AN ACTIVE PHONE NUMBER AND E-MAIL ADDRESS AT WHICH THE**
25 **LANDLORD MAY BE CONTACTED; AND**

26 **(5) A PRINCIPAL AGENT OF THE LANDLORD, INCLUDING THE AGENT'S**
27 **FULL CONTACT INFORMATION.**

1 **(C) IF A LANDLORD SUBMITS FALSE INFORMATION FOR THE REGISTRY, AN**
2 **ENFORCEMENT AUTHORITY MAY:**

3 **(1) REQUIRE A CORRECTION;**

4 **(2) IMPOSE A CIVIL FINE NOT EXCEEDING \$10,000;**

5 **(3) IN COLLABORATION WITH THE APPROPRIATE COUNTY HOUSING**
6 **AUTHORITY, SUSPEND ANY RENTAL LICENSES HELD BY THE LANDLORD; AND**

7 **(4) PROHIBIT THE LANDLORD FROM OFFERING A PROPERTY FOR**
8 **LEASE FOR UP TO 3 YEARS.**

9 SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect
10 January 1, 2027.