

Department of Legislative Services
Maryland General Assembly
2026 Session

FISCAL AND POLICY NOTE
First Reader

House Bill 1548
Economic Matters

(Delegates Stinnett and Simmons)

Real Property - Residential Lease - Terminology

This bill makes numerous changes throughout statute to remove and replace the terms “landlord” with “rental property owner” and “tenant” with “resident”.

Fiscal Summary

State Effect: The bill is not anticipated to materially affect State operations or finances, as discussed below.

Local Effect: The bill is not anticipated to materially affect local government operations or finances.

Small Business Effect: None.

Analysis

Bill Summary: The bill authorizes the publisher of the Annotated Code of Maryland, in consultation with and subject to the approval of the Department of Legislative Services, to correct cross-references and terminology rendered incorrect by the bill. The publisher must adequately describe any correction in an editor’s note following the section affected.

Current Law: In general, the terms “landlord” and “tenant” are found throughout State law. The terms typically refer to the relationship between individuals/parties in connection with rental real property. State law generally governs the relationship between landlords and tenants, including establishing obligations, responsibilities, and protections of each party.

State Expenditures: The Judiciary advises that the terms “landlord” and “tenant” are used extensively in court-provided materials and publications, and that conforming such items to the terminology in the bill requires the Judiciary to (1) revise affected media (including forms, notices, brochures, other informational publications, and websites); (2) perform public outreach; (3) update internal procedural guidance materials; and (4) print and distribute revised media, as necessary. The Judiciary reports that making these changes may result in a moderate fiscal and operational impact on the Judiciary. This analysis assumes, however, that as the bill makes no substantive changes, all items do not require immediate updates and the process can instead be accomplished in a manner that does not materially affect finances or operations (*e.g.*, brochures/forms can be reprinted with the correct terminology only when necessary for routine replenishment).

Additional Information

Recent Prior Introductions: Similar legislation has not been introduced within the last three years.

Designated Cross File: None.

Information Source(s): Judiciary (Administrative Office of the Courts); Department of Housing and Community Development; Department of Legislative Services

Fiscal Note History: First Reader - March 12, 2026
jg/jkb

Analysis by: Donovan A. Ham

Direct Inquiries to:
(410) 946-5510
(301) 970-5510