

# SENATE BILL 941

C9, N1

(6lr1959)

## ENROLLED BILL

— Judicial Proceedings/Economic Matters —

Introduced by **Senator Henson**

Read and Examined by Proofreaders:

\_\_\_\_\_  
Proofreader.

\_\_\_\_\_  
Proofreader.

Sealed with the Great Seal and presented to the Governor, for his approval this

\_\_\_\_\_ day of \_\_\_\_\_ at \_\_\_\_\_ o'clock, \_\_\_\_\_ M.

\_\_\_\_\_  
President.

### CHAPTER \_\_\_\_\_

1 AN ACT concerning

2 ~~Department of Housing and Community Development—Severe Health and~~  
3 ~~Safety Risk Properties—Intervention Plan~~  
4 *Safe and Healthy Homes for All Act*

5 FOR the purpose of requiring the Department of Housing and Community Development,  
6 Office of Tenant and Landlord Affairs, in collaboration with the Attorney General,  
7 to develop a plan to identify *certain* severe health and safety risk properties in the  
8 State and take related actions; requiring the Department to submit the plan and  
9 certain recommendations to the Governor and the General Assembly on or before a  
10 certain date; *requiring the Department to publish a certain list publicly on the*  
11 *Department's website*; and generally relating to severe health and safety risk  
12 properties.

13 SECTION 1. BE IT ENACTED BY THE GENERAL ASSEMBLY OF MARYLAND,  
14 That:

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#### EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.

[Brackets] indicate matter deleted from existing law.

Underlining indicates amendments to bill.

~~Strike out~~ indicates matter stricken from the bill by amendment or deleted from the law by amendment.

*Italics indicate opposite chamber/conference committee amendments.*



1 (a) (1) In this section the following words have the meanings indicated.

2 (2) “Office” means the Office of Tenant and Landlord Affairs in the  
3 Department of Housing and Community Development.

4 (3) (i) “Severe health and safety risk property” means a rental property  
5 that routinely fails to meet basic health and safety standards.

6 (ii) “Severe health and safety risk property” includes:

7 1. a rental property that is in continued noncompliance with  
8 local housing codes, resulting in chronic unsafe housing conditions;

9 2. a severely distressed rental property;

10 3. a rental property that has repeated cycles of violations,  
11 citations, and failures to remediate; and

12 4. a persistently hazardous rental property.

13 (b) This section applies only to properties with 50 or more units.

14 (c) It is the intent of the General Assembly that the Office focus on the most severe,  
15 serious, and high-volume violations and that the planned interventions be limited to the  
16 most severe health and safety risk properties.

17 (d) (1) The Office, in collaboration with the Attorney General, shall develop a  
18 plan to:

19 ~~(1)~~ (i) identify severe health and safety risk properties in the State;

20 ~~(2)~~ (ii) expand the structure of the Office to address severe health and  
21 safety risk properties in the State; and

22 ~~(3)~~ (iii) provide effective interventions to mitigate predatory,  
23 noncompliant, and negligent landlords of multi-unit rental properties in the State.

24 (2) The Office shall communicate and coordinate with counties and  
25 municipalities in interventions and identify ways to leverage county resources.

26 (3) The Office shall seek input from renters, renter advocates, property  
27 owners, housing providers, housing associations, and other stakeholders to develop the plan  
28 required under paragraph (1) of this subsection.

29 ~~(e)~~ (e) The plan required under subsection ~~(b)~~ (d) of this section shall:

- 1           (1)    create a process for identifying:
- 2                   (i)     severe health and safety properties; and
- 3                   (ii)    predatory landlord practices;
- 4           (2)    develop methods for the referral of properties to the Office, including:
- 5                   (i)     by residents that currently live in a property;
- 6                   (ii)    through coordination with municipal and county agencies;
- 7                   (iii)  by tenant associations; and
- 8                   (iv)   by other organizations that serve renters and communities;
- 9           (3)    determine appropriate interventions to protect the health and safety of  
10 residents living in severe health and safety risk properties, including:
- 11                   (i)     financial consequences, fines, and liability for investigation and  
12 intervention costs;
- 13                   (ii)    legal interventions such as injunctions and legal proceedings;
- 14                   (iii)  required tenant escrow;
- 15                   (iv)   the issuance of corrective action plans with deadlines;
- 16                   (v)    mandatory follow-up inspections;
- 17                   (vi)   required timelines for addressing violations;
- 18                   (vii)  mandatory pest eradication plans;
- 19                   (viii) structural repair requirements;
- 20                   (ix)   temporary relocation plans for tenants in units that are unsafe  
21 for occupancy;
- 22                   (x)    requirements for landlords to submit remediation plans and  
23 records of completed repairs; and
- 24                   (xi)   any other mitigations; ~~and~~
- 25           (4)    identify costs and options for containing costs, including leveraging  
26 collaboration with the county or local housing agency and the utilization of county inspectors  
27 versus the hiring of State inspectors; and

1           (5) make recommendations for statutory changes to provide effective  
2 mitigation and relief for tenants.

3           ~~(d)~~ (f) (1) On or before August 31, 2027, the Department of Housing and  
4 Community Development shall submit the plan and recommendations developed under this  
5 section to the Governor and, in accordance with § 2–1257 of the State Government Article,  
6 the General Assembly.

7           (2) On or before December 31, 2027, the Department of Housing and  
8 Community Development shall submit a report to the Governor and, in accordance with §  
9 2–1257 of the State Government Article, the General Assembly that includes:

10                   (i) the properties identified under subsection (d) of this section;

11                   (ii) the types of violations identified;

12                   (iii) the reason a property is included in the plan required under  
13 subsection (d) of this section;

14                   (iv) any interventions undertaken and the status of violations as a  
15 result of the plan; and

16                   (v) any other helpful information.

17           (g) The Department of Housing and Community Development shall publish the  
18 list of severe health and safety risk properties, including the names of properties, publicly on  
19 the Department's website.

20           SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect July  
21 1, 2026. It shall remain effective for a period of 1 year and 6 months and, at the end of  
22 December 31, 2027, this Act, with no further action required by the General Assembly, shall  
23 be abrogated and of no further force and effect.

Approved:

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Governor.

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President of the Senate.

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Speaker of the House of Delegates.