

Maryland

Landlord-Tenant Compliance Guide

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■■ IMPORTANT LEGAL DISCLAIMER

This guide provides a summary of key compliance requirements for residential landlord-tenant relationships in Maryland. It is not legal advice and should not be relied upon as a substitute for consultation with a qualified attorney. Laws change frequently; always verify current requirements with official state sources or legal counsel. enCompliance.com provides this information as-is and makes no warranties regarding accuracy or completeness.

■ Severity Indicators:

- **Critical** - Must comply (legal requirement)
- **Important** - Should follow (best practice)
- **Standard** - Good to know (general info)

■ This guide covers 103 compliance requirements across 15 categories

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1. ADDITIONAL PROTECTIONS

- 1. Rent Control (No statewide statute; Montgomery County local ordinance)
■ *Legal Reference:* [No statewide statute; Montgomery County local ordinance \(click to view statute\)](#)
- 2. Foreclosure Protections (MD Code, Real Property § 8-101)
■ *Legal Reference:* [MD Code, Real Property § 8-101 \(click to view statute\)](#)
- 3. Constructive Eviction (MD Code, Real Property § 8-211 (implied))
■ *Legal Reference:* [MD Code, Real Property § 8-211 \(implied\) \(click to view statute\)](#)
- 4. Tenant Organizations (MD Code, Real Property § 8-208(d)(8), § 8-219)
■ *Legal Reference:* [MD Code, Real Property § 8-208\(d\)\(8\), § 8-219 \(click to view statute\)](#)
- 5. Servicemembers Civil Relief Act (SCRA) (50 U.S.C. § 3901 et seq. (federal))
■ *Legal Reference:* [50 U.S.C. § 3901 et seq. \(federal\) \(click to view statute\)](#)
- 6. Legal Representation in Evictions (MD Code, Real Property § 8-9 (Subtitle 9))
■ *Legal Reference:* [MD Code, Real Property § 8-9 \(Subtitle 9\) \(click to view statute\)](#)
- 7. Distress for Rent (Rarely Used) (MD Code, Real Property § 8-301 et seq.)
■ *Legal Reference:* [MD Code, Real Property § 8-301 et seq. \(click to view statute\)](#)
- 8. Ground Leases (Specific to Maryland/Baltimore) (MD Code, Real Property § 8-7, § 8-8)
■ *Legal Reference:* [MD Code, Real Property § 8-7, § 8-8 \(click to view statute\)](#)

2. CORE LEASE REQUIREMENTS

- 1. Lease Formation & Disclosures (MD Code, Real Property § 8-208(c), § 8-203.1)
■ *Legal Reference:* [MD Code, Real Property § 8-208\(c\), § 8-203.1 \(click to view statute\)](#)
- 2. Written Lease Requirements (MD Code, Real Property § 8-208(a))
■ *Legal Reference:* [MD Code, Real Property § 8-208\(a\) \(click to view statute\)](#)
- 3. Lease Language Requirements (MD Code, Real Property § 8-208(d))
■ *Legal Reference:* [MD Code, Real Property § 8-208\(d\) \(click to view statute\)](#)
- 4. Lease Addendums (Various MD Code, Real Property § 8 sections)
■ *Legal Reference:* [Various MD Code, Real Property § 8 sections \(click to view statute\)](#)

● **5. Lease Renewal** (MD Code, Real Property § 8-209)

■ *Legal Reference:* [MD Code, Real Property § 8-209](#) (click to view statute)

● **6. Lease Termination** (MD Code, Real Property § 8-209, § 8-402)

■ *Legal Reference:* [MD Code, Real Property § 8-209, § 8-402](#) (click to view statute)

● **7. Early Termination** (MD Code, Real Property § 8-5A-02, § 8-5A-03, § 8-5A-04)

■ *Legal Reference:* [MD Code, Real Property § 8-5A-02, § 8-5A-03, § 8-5A-04](#) (click to view statute)

3. DISCLOSURES & NOTICES

● **1. Lead-Based Paint Disclosure** (42 U.S.C. § 4852d (federal requirement))

■ *Legal Reference:* [42 U.S.C. § 4852d \(federal requirement\)](#) (click to view statute)

● **2. Security Deposit Disclosure** (MD Code, Real Property § 8-203.1)

■ *Legal Reference:* [MD Code, Real Property § 8-203.1](#) (click to view statute)

● **3. Smoke Detector & Carbon Monoxide Detector Requirements** (MD Code, Public Safety § 9-105, § 9-106)

■ *Legal Reference:* [MD Code, Public Safety § 9-105, § 9-106](#) (click to view statute)

● **4. Bedbug Disclosure** (No corresponding statute)

■ *Legal Reference:* [No corresponding statute](#)

● **5. Mold Disclosure** (No corresponding statute)

■ *Legal Reference:* [No corresponding statute](#)

● **6. Ratio Utility Billing System (RUBS) Disclosure** (MD Code, Real Property § 8-212.4)

■ *Legal Reference:* [MD Code, Real Property § 8-212.4](#) (click to view statute)

● **7. Maryland Tenants' Bill of Rights** (MD Code, Real Property § 8-208(c)(4))

■ *Legal Reference:* [MD Code, Real Property § 8-208\(c\)\(4\)](#) (click to view statute)

4. EVICTION PROCEDURES

● **1. Eviction Process Overview** (MD Code, Real Property § 8-401, § 8-402, § 8-402.1)

■ *Legal Reference:* [MD Code, Real Property § 8-401, § 8-402, § 8-402.1](#) (click to view statute)

● **2. Notice to Quit - Failure to Pay Rent (MD Code, Real Property § 8-401)**

■ *Legal Reference: [MD Code, Real Property § 8-401](#) (click to view statute)*

● **3. Notice to Quit - Holding Over (MD Code, Real Property § 8-402)**

■ *Legal Reference: [MD Code, Real Property § 8-402](#) (click to view statute)*

● **4. Breach of Lease Eviction (MD Code, Real Property § 8-402.1)**

■ *Legal Reference: [MD Code, Real Property § 8-402.1](#) (click to view statute)*

● **5. Eviction Timeline (District Court Rules)**

■ *Legal Reference: [District Court Rules](#) (click to view statute)*

● **6. Tenant Defenses to Eviction (MD Code, Real Property § 8-211 (escrow), § 8-208.1 (retaliation))**

■ *Legal Reference: [MD Code, Real Property § 8-211 \(escrow\), § 8-208.1 \(retaliation\)](#) (click to view statute)*

● **7. Warrant of Restitution (District Court procedures)**

■ *Legal Reference: [District Court procedures](#) (click to view statute)*

● **8. Lockouts & Self-Help Eviction (MD Code, Real Property § 8-208(d)(6))**

■ *Legal Reference: [MD Code, Real Property § 8-208\(d\)\(6\)](#) (click to view statute)*

● **9. Abandoned Property (No specific statute (common law))**

■ *Legal Reference: [No specific statute \(common law\)](#)*

● **10. Eviction Records (MD Code, Real Property § 8-401)**

■ *Legal Reference: [MD Code, Real Property § 8-401](#) (click to view statute)*

5. FAIR HOUSING & DISCRIMINATION

● **1. Federal Fair Housing Act (42 U.S.C. § 3601 et seq.)**

■ *Legal Reference: [42 U.S.C. § 3601 et seq.](#) (click to view statute)*

● **2. Maryland Fair Housing Law (MD Code, State Government § 20-701 et seq.)**

■ *Legal Reference: [MD Code, State Government § 20-701 et seq.](#) (click to view statute)*

● **3. Reasonable Accommodations (Fair Housing Act; ADA)**

■ *Legal Reference: [Fair Housing Act; ADA](#) (click to view statute)*

● **4. Familial Status Protections (Federal Fair Housing Act)**

■ *Legal Reference:* [Federal Fair Housing Act \(click to view statute\)](#)

● **5. Source of Income Discrimination** (Local ordinances (varies by jurisdiction))

■ *Legal Reference:* [Local ordinances \(varies by jurisdiction\) \(click to view statute\)](#)

6. FINANCIAL MANAGEMENT

● **1. Rent Collection Methods** (No specific statute)

■ *Legal Reference:* [No specific statute](#)

● **2. Grace Periods** (Lease agreement; MD Code, Real Property § 8-208 (late fees))

■ *Legal Reference:* [Lease agreement; MD Code, Real Property § 8-208 \(late fees\) \(click to view statute\)](#)

● **3. Partial Payments** (No specific statute)

■ *Legal Reference:* [No specific statute](#)

● **4. Rent Increases Notice** (MD Code, Real Property § 8-209)

■ *Legal Reference:* [MD Code, Real Property § 8-209 \(click to view statute\)](#)

● **5. Service of Notice** (MD Code, Real Property § 8-401, § 8-402)

■ *Legal Reference:* [MD Code, Real Property § 8-401, § 8-402 \(click to view statute\)](#)

7. FINANCIAL TERMS

● **1. Rent Amount & Payment** (MD Code, Real Property § 8-208(c))

■ *Legal Reference:* [MD Code, Real Property § 8-208\(c\) \(click to view statute\)](#)

● **2. Rent Increases** (MD Code, Real Property § 8-209)

■ *Legal Reference:* [MD Code, Real Property § 8-209 \(click to view statute\)](#)

● **3. Late Fees** (MD Code, Real Property § 8-208(d)(3))

■ *Legal Reference:* [MD Code, Real Property § 8-208\(d\)\(3\) \(click to view statute\)](#)

● **4. NSF/Bounced Check Fees** (No corresponding statute)

■ *Legal Reference:* [No corresponding statute](#)

● **5. Application Fees** (MD Code, Real Property § 8-213)

■ *Legal Reference:* [MD Code, Real Property § 8-213 \(click to view statute\)](#)

● **6. Move-In Fees (No specific statute)**

■ *Legal Reference: No specific statute*

● **7. Pet Fees & Deposits (MD Code, Real Property § 8-203 (deposits); Fair Housing Act (assistance animals))**

■ *Legal Reference: [MD Code, Real Property § 8-203 \(deposits\); Fair Housing Act \(assistance animals\)](#) (click to view statute)*

● **8. Utilities (MD Code, Real Property § 8-211, § 8-212.3, § 8-212.4)**

■ *Legal Reference: [MD Code, Real Property § 8-211, § 8-212.3, § 8-212.4](#) (click to view statute)*

8. HABITABILITY & REPAIRS

● **1. Warranty of Habitability (MD Code, Real Property § 8-211(a))**

■ *Legal Reference: [MD Code, Real Property § 8-211\(a\)](#) (click to view statute)*

● **2. Landlord's Duty to Repair (MD Code, Real Property § 8-211(a))**

■ *Legal Reference: [MD Code, Real Property § 8-211\(a\)](#) (click to view statute)*

● **3. Tenant's Duty to Maintain (MD Code, Real Property § 8-208(c))**

■ *Legal Reference: [MD Code, Real Property § 8-208\(c\)](#) (click to view statute)*

● **4. Rent Escrow (MD Code, Real Property § 8-211)**

■ *Legal Reference: [MD Code, Real Property § 8-211](#) (click to view statute)*

● **5. Essential Services (MD Code, Real Property § 8-211, § 8-212.3)**

■ *Legal Reference: [MD Code, Real Property § 8-211, § 8-212.3](#) (click to view statute)*

● **6. Landlord Entry & Access (No corresponding statute)**

■ *Legal Reference: No corresponding statute*

● **7. Emergency Repairs (MD Code, Real Property § 8-211)**

■ *Legal Reference: [MD Code, Real Property § 8-211](#) (click to view statute)*

9. LOCAL ORDINANCES

● **1. Baltimore City Requirements (Baltimore City Code; Baltimore City rental license)**

■ *Legal Reference: [Baltimore City Code; Baltimore City rental license](#) (click to view statute)*

● **2. Montgomery County Requirements (Montgomery County Code Chapter 29 (Landlord-Tenant))**

■ *Legal Reference: [Montgomery County Code Chapter 29 \(Landlord-Tenant\)](#) (click to view statute)*

● **3. Prince George's County Requirements (Prince George's County Code)**

■ *Legal Reference: [Prince George's County Code](#) (click to view statute)*

● **4. Baltimore County Requirements (Baltimore County Code)**

■ *Legal Reference: [Baltimore County Code](#) (click to view statute)*

● **5. Anne Arundel County Requirements (Anne Arundel County Code)**

■ *Legal Reference: [Anne Arundel County Code](#) (click to view statute)*

● **6. Howard County Requirements (Howard County Code)**

■ *Legal Reference: [Howard County Code](#) (click to view statute)*

● **7. Zoning Compliance (Local zoning ordinances)**

■ *Legal Reference: [Local zoning ordinances](#) (click to view statute)*

10. PROPERTY MANAGEMENT & LICENSING

● **1. Real Estate Broker License Requirement (MD Code, Business Occupations and Professions § 17-101 et seq.)**

■ *Legal Reference: [MD Code, Business Occupations and Professions § 17-101 et seq.](#) (click to view statute)*

● **2. Rental License Requirements (MD Code, Real Property § 8-406; Local ordinances)**

■ *Legal Reference: [MD Code, Real Property § 8-406; Local ordinances](#) (click to view statute)*

● **3. Property Management Agreements (MD Code, Business Occupations and Professions § 17-101 et seq.)**

■ *Legal Reference: [MD Code, Business Occupations and Professions § 17-101 et seq.](#) (click to view statute)*

● **4. Trust Account Requirements (MD Code, Business Occupations and Professions § 17-504)**

■ *Legal Reference: [MD Code, Business Occupations and Professions § 17-504](#) (click to view statute)*

● **5. Record Retention (MD Real Estate Commission regulations)**

■ *Legal Reference: [MD Real Estate Commission regulations](#) (click to view statute)*

11. PROPERTY TYPES & SPECIAL SITUATIONS

- 1. Condominiums (MD Code, Real Property § 11-101 et seq.)
■ *Legal Reference:* [MD Code, Real Property § 11-101 et seq. \(click to view statute\)](#)
- 2. HOA Rules (MD Code, Real Property § 11B-101 et seq. (Homeowners Associations))
■ *Legal Reference:* [MD Code, Real Property § 11B-101 et seq. \(Homeowners Associations\) \(click to view statute\)](#)
- 3. Subsidized Housing (Federal HUD regulations; State programs)
■ *Legal Reference:* [Federal HUD regulations; State programs \(click to view statute\)](#)
- 4. Student Housing (No specific statute)
■ *Legal Reference:* [No specific statute](#)
- 5. Senior Housing (55+) (Federal Fair Housing Act (55+ housing exemption))
■ *Legal Reference:* [Federal Fair Housing Act \(55+ housing exemption\) \(click to view statute\)](#)
- 6. Short-Term Rentals (Airbnb/VRBO) (No statewide statute; local ordinances)
■ *Legal Reference:* [No statewide statute; local ordinances \(click to view statute\)](#)
- 7. Commercial Property (Not covered by residential landlord-tenant law)
■ *Legal Reference:* [Not covered by residential landlord-tenant law](#)
- 8. Mobile Homes & Manufactured Housing (MD Code, Real Property § 8A-101 et seq.)
■ *Legal Reference:* [MD Code, Real Property § 8A-101 et seq. \(click to view statute\)](#)

12. REPORTING & DOCUMENTATION

- 1. Rent Payment Records (General business practice; MD Code, Real Property § 8-203)
■ *Legal Reference:* [General business practice; MD Code, Real Property § 8-203](#)
- 2. Maintenance Logs (General business practice; MD Code, Real Property § 8-211)
■ *Legal Reference:* [General business practice; MD Code, Real Property § 8-211](#)
- 3. Inspection Reports (MD Code, Real Property § 8-203.1 (move-in/move-out))
■ *Legal Reference:* [MD Code, Real Property § 8-203.1 \(move-in/move-out\) \(click to view statute\)](#)
- 4. Lead Paint Records (42 U.S.C. § 4852d (federal); Local ordinances)
■ *Legal Reference:* [42 U.S.C. § 4852d \(federal\); Local ordinances \(click to view statute\)](#)

- **5. Lease Files** (MD Real Estate Commission regulations (for licensed property managers))

■ *Legal Reference:* [MD Real Estate Commission regulations \(for licensed property managers\)](#) (click to view statute)

- **6. Security Deposit Records** (MD Code, Real Property § 8-203; MD Real Estate Commission regulations)

■ *Legal Reference:* [MD Code, Real Property § 8-203; MD Real Estate Commission regulations](#) (click to view statute)

- **7. Eviction Records** (MD Code, Real Property § 8-401; District Court records)

■ *Legal Reference:* [MD Code, Real Property § 8-401; District Court records](#) (click to view statute)

- **8. Fair Housing Documentation** (Federal Fair Housing Act; MD Fair Housing Law)

■ *Legal Reference:* [Federal Fair Housing Act; MD Fair Housing Law](#) (click to view statute)

13. SECURITY DEPOSITS

- **1. Security Deposit Limits** (MD Code, Real Property § 8-203(b))

■ *Legal Reference:* [MD Code, Real Property § 8-203\(b\)](#) (click to view statute)

- **2. Security Deposit Storage** (MD Code, Real Property § 8-203(d))

■ *Legal Reference:* [MD Code, Real Property § 8-203\(d\)](#) (click to view statute)

- **3. Security Deposit Return** (MD Code, Real Property § 8-203(e))

■ *Legal Reference:* [MD Code, Real Property § 8-203\(e\)](#) (click to view statute)

- **4. Allowable Deductions** (MD Code, Real Property § 8-203(e))

■ *Legal Reference:* [MD Code, Real Property § 8-203\(e\)](#) (click to view statute)

- **5. Itemization Requirements** (MD Code, Real Property § 8-203(e))

■ *Legal Reference:* [MD Code, Real Property § 8-203\(e\)](#) (click to view statute)

- **6. Penalties for Wrongful Withholding** (MD Code, Real Property § 8-203(e)(4))

■ *Legal Reference:* [MD Code, Real Property § 8-203\(e\)\(4\)](#) (click to view statute)

- **7. Security Deposit Receipt** (MD Code, Real Property § 8-203.1, § 8-203(c))

■ *Legal Reference:* [MD Code, Real Property § 8-203.1, § 8-203\(c\)](#) (click to view statute)

- **8. Interest on Security Deposits** (MD Code, Real Property § 8-203(e))

■ *Legal Reference:* [MD Code, Real Property § 8-203\(e\)](#) (click to view statute)

14. TENANT PROTECTIONS

- 1. Retaliation Prohibited (MD Code, Real Property § 8-208.1)
■ Legal Reference: [MD Code, Real Property § 8-208.1](#) (click to view statute)
- 2. Privacy Rights (No specific statute)
■ Legal Reference: *No specific statute*
- 3. Domestic Violence Protections (MD Code, Real Property § 8-5A-02, § 8-5A-03, § 8-5A-04)
■ Legal Reference: [MD Code, Real Property § 8-5A-02, § 8-5A-03, § 8-5A-04](#) (click to view statute)
- 4. Government Shutdown Protections (MD Code, Real Property § 8-401.1)
■ Legal Reference: [MD Code, Real Property § 8-401.1](#) (click to view statute)
- 5. Right to Organize (MD Code, Real Property § 8-208(d)(8))
■ Legal Reference: [MD Code, Real Property § 8-208\(d\)\(8\)](#) (click to view statute)

15. TENANT SCREENING

- 1. Application Process (MD Code, Real Property § 8-213 (for landlords with 5+ units))
■ Legal Reference: [MD Code, Real Property § 8-213 \(for landlords with 5+ units\)](#) (click to view statute)
- 2. Credit & Background Checks (Fair Credit Reporting Act (federal); MD consumer protection laws)
■ Legal Reference: [Fair Credit Reporting Act \(federal\); MD consumer protection laws](#) (click to view statute)
- 3. Criminal History Screening (HUD guidance; MD fair housing law)
■ Legal Reference: [HUD guidance; MD fair housing law](#) (click to view statute)
- 4. Income Requirements (No specific statute; fair housing law)
■ Legal Reference: [No specific statute; fair housing law](#) (click to view statute)
- 5. Reusable Tenant Screening Reports (MD Code, Real Property § 8-218)
■ Legal Reference: [MD Code, Real Property § 8-218](#) (click to view statute)

Severity Indicators:

- Critical requirement (must comply)
- Important guideline (should follow)
- Standard information (good to know)

■■ LOCAL ORDINANCES & MUNICIPAL REQUIREMENTS

Note: The following requirements are specific to certain municipalities or counties within the state and may differ from or supplement statewide regulations. Always verify local requirements with your city or county government.

● **1. Baltimore City Requirements (Baltimore City Code; Baltimore City rental license)**

■ *Legal Reference:* [Baltimore City Code; Baltimore City rental license](#)

● **2. Montgomery County Requirements (Montgomery County Code Chapter 29 (Landlord-Tenant))**

■ *Legal Reference:* [Montgomery County Code Chapter 29 \(Landlord-Tenant\)](#)

● **3. Prince George's County Requirements (Prince George's County Code)**

■ *Legal Reference:* [Prince George's County Code](#)

● **4. Baltimore County Requirements (Baltimore County Code)**

■ *Legal Reference:* [Baltimore County Code](#)

● **5. Anne Arundel County Requirements (Anne Arundel County Code)**

■ *Legal Reference:* [Anne Arundel County Code](#)

● **6. Howard County Requirements (Howard County Code)**

■ *Legal Reference:* [Howard County Code](#)

● **7. Zoning Compliance (Local zoning ordinances)**

■ *Legal Reference:* [Local zoning ordinances](#)

For the most current information, always consult official state sources.

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■ Questions or need legal review? Contact: support@enCompliance.com

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