

HOUSE BILL 1152

N1

(5lr3387)

ENROLLED BILL

— *Environment and Transportation/Judicial Proceedings* —

Introduced by ~~Delegate Stein~~ Delegates Stein, Allen, Behler, Guyton, Healey, Ruth, and Terrasa

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.

Speaker.

CHAPTER _____

1 AN ACT concerning

2 **Real Property – Residential Rental Property – Pet Policy Disclosure**
3 **(Pet Policy Transparency Act)**

4 FOR the purpose of requiring ~~the a certain~~ the landlord of a ~~a~~ residential rental property
5 to provide the property's pet policy on the property's website, ~~in digital~~
6 ~~advertisements, in certain search engines,~~ and as part of an application for a rental
7 unit on the property; and generally relating to pet policies in residential rental
8 property.

9 BY repealing and reenacting, with amendments,
10 Article – Real Property
11 Section 8–210
12 Annotated Code of Maryland
13 (2023 Replacement Volume and 2024 Supplement)

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.



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

Article – Real Property

8–210.

(a) (1) The landlord of any residential rental property shall include in a written lease or post a sign in a conspicuous place on that property listing the name, address, and telephone number of:

(i) The landlord; or

(ii) The person, if any, authorized to accept notice or service of process on behalf of the landlord.

(2) If a landlord fails to comply with paragraph (1) of this subsection, notice or service of process shall be deemed to be proper if the tenant sends notice or service of process by any of the following means:

(i) To the person to whom the rent is paid;

(ii) To the address where the rent is paid; or

(iii) To the address where the tax bill is sent.

(b) (1) This subsection applies only in Montgomery County.

(2) In this subsection, “development” has the meaning provided in § 11B–101 of this article.

(3) (i) Before execution by a tenant of a lease for an initial term of 125 days or more, the owner of any residential rental property within any condominium or development shall provide to the prospective tenant, to the extent applicable, a copy of the rules, declaration, and recorded covenants and restrictions that limit or affect the use and occupancy of the property or common areas and to which the owner is obligated.

(ii) The written lease shall include a statement, if applicable, that the obligations of the owner that limit or affect the use and occupancy of the property are enforceable against the owner’s tenant.

(C) (1) ~~THIS SUBSECTION APPLIES ONLY TO A LANDLORD WHO OWNS OR OPERATES FIVE OR MORE INDIVIDUAL DWELLING UNITS IN THE STATE.~~

~~(2) THE A~~ THE LANDLORD OF ANY RESIDENTIAL RENTAL PROPERTY
OF ANY RESIDENTIAL RENTAL PROPERTY SHALL:

(I) PROVIDE A LINK TO THE PROPERTY'S PET POLICY;

~~1. ON IF APPLICABLE, ON~~ THE PROPERTY'S WEBSITE, IF
APPLICABLE;

~~2. IN ANY DIGITAL ADVERTISEMENT BY THE LANDLORD~~
~~FOR THE PROPERTY; AND~~

~~3. IN ANY INFORMATION PROVIDED FOR A RESIDENTIAL~~
~~RENTAL SEARCH ENGINE BY THE LANDLORD; AND~~

(II) PROVIDE A WRITTEN COPY OR SUMMARY OF THE
PROPERTY'S PET POLICY IN ANY RENTAL APPLICATION FORM FOR A UNIT IN THE
PROPERTY.

~~(2) (3) (2)~~ A PET POLICY PROVIDED IN ACCORDANCE WITH THIS
SECTION SHALL STATE:

(I) ANY BREED AND WEIGHT RESTRICTIONS;

(II) ANY REQUIRED FEES, INCLUDING:

1. UP-FRONT, NONREFUNDABLE PET FEES;

2. REFUNDABLE PET DEPOSITS; AND

3. MONTHLY PET FEES;

(III) ANY LIMIT ON THE NUMBER OF PETS ALLOWED IN A UNIT;

(IV) ANY VACCINATION REQUIREMENTS;

(V) ANY LIABILITY INSURANCE REQUIREMENTS; AND

(VI) ANY ADDITIONAL REQUIREMENTS FOR PET OWNERS
IMPOSED BY THE LANDLORD.

SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect
October 1, 2025.