



CITY OF BALTIMORE
MAYOR BRANDON M. SCOTT

TO	The Honorable President and Members of the Baltimore City Council
FROM	Matthew Garbark, Director, Department of Public Works
CC	Mayor's Office of Government Relations
DATE	February 24, 2026
SUBJECT	25-0141 Rental Dwelling Health and Safety Enforcement Act

Position: Without Recommendation

BILL SYNOPSIS

The purpose of City Council Bill 25-0141 (the Bill) is to update certain provisions regarding the licensing of rental dwellings; establish certain penalties; require certain information be filed with a registration statement when applying for a rental dwelling license; require the Department of Housing and Community Development to promulgate certain regulations; create a registry of rental inspectors; prohibit certain actions based on actual or perceived immigration status; establish certain grounds for the revocation of a rental dwelling license; establish a process for rental dwelling receivership; make conforming changes; provide for the effective dates of this Ordinance; and generally relate to the enforcement of rental dwelling health and safety standards. The legislation, moreover, mandates that DPW respond to such requests in a timely manner. Finally, the Bill establishes a uniform effective date for implementation of these provisions.

SUMMARY OF POSITION

Upon review of CCB 25-0141, it is determined that this legislation does not create any new water billing policies or make changes to account structure or payment responsibility. This legislation states that a rental license would not be issued or renewed if a property's water bill remains unpaid for 60 days. The Department of Public Works (DPW) acknowledges that the Department of Housing and Community Development (DHCD) would require designation of a direct contact(s) in the Customer Support and Services Division for water-billing inquiries directly tied to rental licensing.

DPW does not take a position on the bill's policy goals, but it is worth noting that the operational impact will depend on the anticipated volume, complexity, and scope of the water-billing inquiries received from DHCD. Some of the inquiries may involve routine account verification, and others may require more in-depth billing research and utilities coordination.

DPW yields to DHCD for a more detailed analysis of this legislation's other components.