

# STRENGTHENING RENTERS' SAFETY ACT

Transparency - Increased Inspections - Accountability

City inspectors would inspect large buildings with poor conditions twice per year until conditions improve

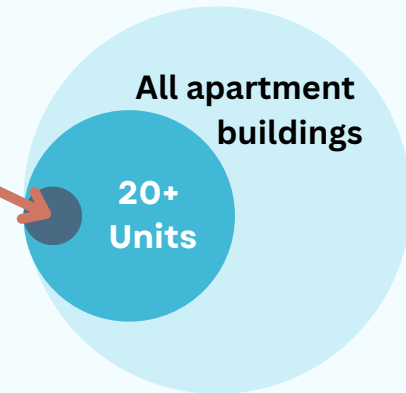


If conditions do not improve, the building could lose its rental license.

Unlicensed buildings face fines and limited ability to collect rent

This bill targets additional enforcement actions on a small percentage of **worst offenders**

Inspections and enforcement actions are focused on 20+ unit buildings with a history of unlivable conditions



## Accountability

Requires DHCD to publish an annual report on licensing and inspections



## Transparency

Notifies current and prospective tenants about unlicensed buildings



Tenants can anonymously request their unit for inclusion in DHCD inspections



Landlords must distribute inspection reports to tenants



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## Frequently Asked Questions

### Which buildings are inspected twice per year?

"Priority" buildings are those with *20+ units* and for which *two or more* are true for the prior calendar year:

- Interior violation notice unaddressed for 90+ days
- Four or more interior violation notices
- High level of 311 requests (relative to number of units)
- Building is inspected by HUD annually due to poor conditions

### How will I know if my building is a Priority building?

- DHCD is required to publish Priority status for the past 5 years
- All tenants are notified of inspections of Priority buildings
- Landlords are notified of priority status by DHCD and are required to meet with DHCD staff

### How will the City pay for inspections of Priority buildings?

- Priority Buildings may receive citations for interior violations
- \$250 citation for not publishing license number with advertisements
- The goal is to reduce the number of "priority" buildings to zero and to have license numbers included in advertisements as standard practice, at which point no more fines will be collected

### How does a building get off the "priority" list?

The list is compiled annually. Buildings that demonstrate legally acceptable living conditions are removed from the list.

**Questions? Contact [zeke.cohen@baltimorecity.gov](mailto:zeke.cohen@baltimorecity.gov)**

