



BALTIMORE CITY COUNCIL COMMITTEE ON LEGISLATIVE INVESTIGATIONS

Mission Statement

On behalf of the Citizens of Baltimore City, the mission of the Legislative Investigations Committee is to ensure open, accessible and accountable government. The Committee will hold prompt and thorough hearings on all Executive Nominations. Additionally, the Committee will oversee enforcement of Ethics Rules and will monitor and review Rules of the City Council.

The Honorable Isaac "Yitzy" Schleifer

CHAIR

PUBLIC HEARING

2/5/2026

4:00PM

CLARENCE "DU" BURNS COUNCIL CHAMBERS

LO25-0041

*Legislative Oversight
Strengthening Renter Safety Act*

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Brandon M. Scott – Mayor
Zeke Cohen – Council President



Office of Council Services

Nancy Mead – Director
100 Holliday Street, Room 415
Baltimore, MD 21202

COMMITTEE ON LEGISLATIVE INVESTIGATIONS

The Honorable Isaac "Yitzy" Schleifer
CHAIR

Legislative Oversight Hearing

LO25-0041

Legislative Oversight – Strengthening Renter Safety Act

For the purpose of inviting relevant city agencies to review the implementation status and readiness of the Strengthening Renter Safety Act, which will take effect on January 1, 2026.

REPORTING AGENCIES

- Department of Housing & Community Development
 - Department of Human Resources
-

BACKGROUND

The [Strengthening Renters' Safety Act](#) was passed by the Baltimore City Council on September 16, 2024, signed into law by the Mayor on October 21, 2024, and took effect on January 1, 2026.

Described as “[anti-slumlord](#)” but not “anti-landlord” during the legislative process, the Act aims to address concerns of city renters, who make up more than [50%](#) of city residents, dealing with poor living conditions due to absent property management by requiring city inspections of certain properties.

In effect, the Act requires the Department of Housing & Community Development (DHCD) to identify all properties that meet the definition of a “priority dwelling,” notify those properties, and conduct a certain number of “priority inspections.”

Under the [Act](#), a “priority dwelling” is defined as a rental dwelling with 20 or more dwelling units which also meets at least two of the following criteria: issued a violation under the building, fire, and related codes that remain unabated for more than 90 days; issued four or more violation notices under those same codes; a ratio of 311 calls to dwelling units as set based on the number of units; and/or, a U.S. Department of Housing and Urban Development National Standards for the Physical Inspection of Real Estate score of less than or equal to 79 for either of the property’s two most recent inspections.

After the Department’s determination that a dwelling is a priority dwelling, the Department must notify the record owner of the property (or managing operator, if no record owner exists) of the determination, as well as the criteria which led to the determination. Subsequently, the Department is

required to conduct a “priority inspection,” defined as an inspection of a priority dwelling by an inspector employed by the Department, of at least 25 priority dwellings each year.

FISCAL NOTE

As a matter of legislative oversight, this legislative action has no associated fiscal impact.

In its [assessment](#) of the bill, the Department of Finance estimated the cost of implementation as approximately \$975,000, primarily on the basis of necessary staffing to support the legislation’s enactment. This staffing was estimated to include one senior and four housing inspectors, as well as related support staff; however, in FY 2024 DHCD was budgeted for 79 total housing inspectors but in FY 2026 DHCD was only budgeted for 68 total housing inspectors.

Analysis by: Ethan Navarre
Analysis Date: 1/15/2026

Direct Inquiries to: Ethan.Navarre@baltimorecity.gov

BALTIMORE CITY COUNCIL



COMMITTEE ON LEGISLATIVE INVESTIGATIONS

LO25-0041

Legislative Oversight

Strengthening Renter Safety Act

Agency Reports



Brandon M. Scott
Mayor

LO25-0041

Legislative Oversight - Strengthening Renters' Safety Act

**PREPARED BY
Department of Housing and Community Development**

February 5, 2026

Introduction



What is the Strengthening Renters' Safety Act (SRSA)?

The Strengthening Renters' Safety Act (Council Bill 23-0357) is intended to identify owners of multi-family properties with twenty (20) units or more and repeated and recurring violations of the Property Maintenance Code. Based on priority inspection findings, priority dwellings may be subject to increased fines and denial, suspension, or revocation of a rental license.



Outreach to Property Owners

Information letters and reminder postcards sent to owners of the 1,046 multi-family properties with 20 or more units explaining the Act.

IMPORTANT NOTICE REGARDING YOUR MULTI-FAMILY PROPERTY



Scan or go to
<https://bit.ly/PriorityDwellingInfo>



The Strengthening Renters' Safety Act takes effect on January 1, 2026.

The Act establishes criteria for identifying "priority dwellings" that will require priority inspections which may lead to denial, suspension, or revocation of a rental license.

A "priority dwelling" means a rental dwelling with 20 or more dwelling units or rooming units, where two or more of the following criteria applied during the previous calendar year:

- Issued a violation notice that remained unabated for more than 90 days
- Issued four or more violation notices during the previous year
- Been subject to a certain number of recorded 311 calls from residents
- Scored less than or equal to 79 on HUD's NSPIRE score

By January 31, 2026, DHCD will identify the high violation properties. Notification letters will be sent to affected property owners. If you know your property is at risk of becoming a priority dwelling, you may wish to actively address any outstanding issues to ensure compliance with applicable codes and requirements.

Go to <https://bit.ly/PriorityDwellingInfo> to learn more about the new law.



BALTIMORE CITY
DEPARTMENT OF HOUSING &
COMMUNITY DEVELOPMENT

Building Owner/Property Manager
«Mail_to_Address_1»
«Mail_To_Address_2»



Scan or go to:
<https://bit.ly/PriorityDwellingInfo>

Important Notice Regarding Your Multi-Family Property

Dear Building Owner/Property Manager,

The **Strengthening Renters' Safety Act**, enacted by the Baltimore City Council, takes effect on **January 1, 2026**. The Act establishes criteria for identifying "priority dwellings" that will require priority inspections which may lead to denial, suspension, or revocation of a rental license.

A "**priority dwelling**" means a rental dwelling with 20 or more dwelling units or rooming units, where two or more of the following criteria applied during the previous calendar year:



Issued a Violation Notice that remained unabated for more than 90 days.



Have been subject to a certain number of recorded 311 calls related to health and habitability for a rental dwelling.



Were issued four or more Violation Notices during the previous year.



HUD's National Inspection (NSPIRE) score for either of the two most recent inspections was less than or equal to 79.

As part of the Act, the Baltimore City Department of Housing & Community Development (DHCD) is required to identify all properties that meet the criteria as "priority dwellings," put those properties on notice, and then select the high violation properties that must undergo a series of "priority inspections." Priority inspections must occur at least twice a year. Owners and managers of the high violation property owners will also be required to attend individual meetings at DHCD headquarters.

By January 31, 2026, DHCD will identify the high violation properties. Notification letters will be sent to affected property owners. If you know your property is at risk of becoming a priority dwelling, you may wish to actively address any outstanding issues to ensure compliance with applicable codes and requirements.

To learn more about the Strengthening Renters' Safety Act and the process for identifying priority dwellings, please visit our website or scan the QR Code above to view an information page.

Sincerely,

Baltimore City Department of Housing & Community Development

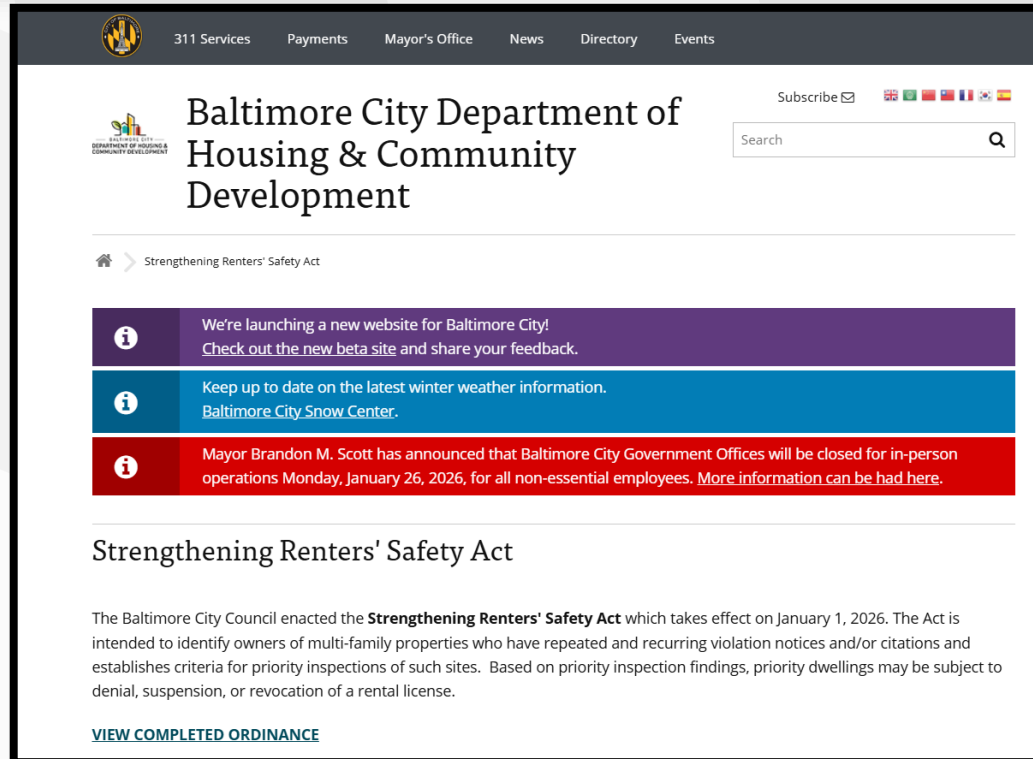
Brandon M. Scott, Mayor • Alice Kennedy, Housing Commissioner
417 East Fayette Street • Baltimore, MD 21202 • 410-684-5787 • dhcd.baltimorecity.gov



Brandon M. Scott
Mayor

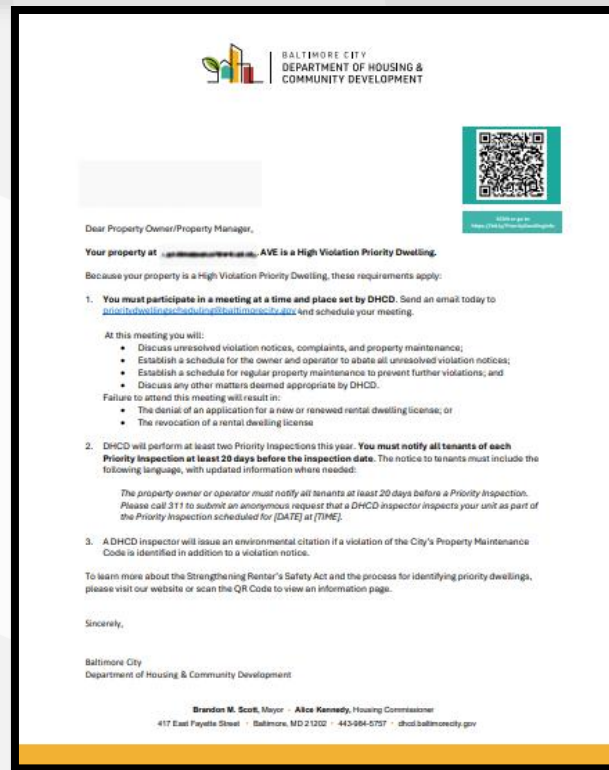
Website Launched

Web page launched
specific to the SRSA



Letters to Priority Dwellings

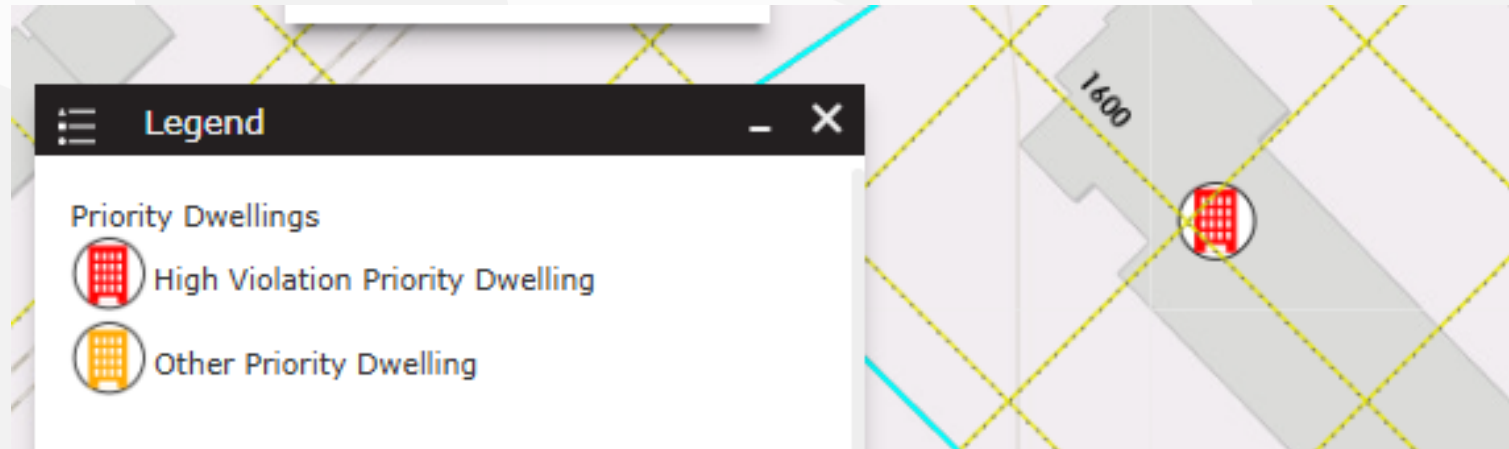
- January 21, 2026: Letters mailed to 38 Priority Dwelling property owners.
- January 27 - 28, 2026: Letters hand delivered to Priority Dwelling properties.



Brandon M. Scott
Mayor

CoDeMap Update

Priority Dwellings mapped on CoDeMap.



Newly created notification for posting when property does not have a rental license.



Updates for Staff & Software

- Guidance Document has been provided to DHCD staff not directly involved with SRSA.
- Registration and Investigator staff initial training completed.
- Updated Registration software for two-year licenses and inspection reports.



Priority Dwelling



Priority Dwellings

As required by the legislation the list of Priority Dwellings has been posted on our website.

<https://dhcd.baltimorecity.gov/strengthening-renters-safety-act>

Strengthening Renters' Safety Act

The Baltimore City Council enacted the **Strengthening Renters' Safety Act** which takes effect on January 1, 2026. The Act is intended to identify owners of multi-family properties who have repeated and recurring violation notices and/or citations and establishes criteria for priority inspections of such sites. Based on priority inspection findings, priority dwellings may be subject to denial, suspension, or revocation of a rental license.

[VIEW COMPLETED ORDINANCE](#)

As part of the Act, the Baltimore City Department of Housing & Community Development (DHCD) is required to identify all properties that meet the criteria of a “**priority dwellings**,” put those properties on notice, and then select the high violation properties that must undergo a series of “**priority inspections**.”

Priority inspections must occur at least twice a year. Owners and managers of the high violation properties will also be required to attend individual meetings at DHCD headquarters.

Frequently Asked Questions

▼ What is priority dwelling?

▲ Which properties were designated priority dwellings for 2025?

[This list displays the properties](#) that were designated High Violation Priority Dwellings and Priority Dwellings for 2025.

▼ How will priority inspections take place?



High Violation Priority Dwelling Meetings & Inspections

Meetings with the 25 High Violation Priority Dwellings are expected to be conducted in February and March

The first round of inspections will occur February-May.

Second round of inspections to occur June-October.



High Violation Priority Dwelling Meetings

Meetings with the 25 High Violation Priority Dwellings are an opportunity for the property owners and management to demonstrate to DHCD that they have a plan to better maintain their property.

DHCD will go over with ownership and management the items that led to their becoming a priority dwelling and discuss how the Priority Dwelling Inspections will be conducted.



High Violation Priority Dwelling Inspections – Anonymous Reporting

Residents of the High Violation Priority Dwellings will be able to request that their unit be inspected as part of the Priority Dwelling Inspections. DHCD is working with 311 to set up a dedicated service request type that will be used to make these anonymous requests for inspection.




Enforcement



Citations


DHCD has been working with the Environmental Control Board and BCIT to update the existing violation list to include new citations. Citations will be issued by DHCD inspectors using existing software (CHIP).



Work is expected to resume this Spring to transition from CHIP to Accela for violation notices and citations. We do not foresee any issues in tracking the necessary data to complete the annual reports.



ENVIRONMENTAL CITATION(S) AND ORDER


MAYOR AND CITY COUNCIL OF BALTIMORE, PETITIONER VS.



BALTIMORE, MD 21230-1827

Location of Violation:
Address:  WASHINGTON BLVD
Block:  Lot: 019

VIOLATION

Respondent is charged with violation(s) of the following law(s) or regulation(s):

1. **Citation# : \$777** Amount of Fine: **\$50.00**
Article: PMCBC Section: 306.2 Subject to Lien: Yes
Violation: Bulk trash
Location: REAR of  WASHINGTON BLVD , a residential-single family.
Date of Offense: January 22, 2026 11:59 AM Abatement Date: **February 02, 2026**
Details of Violation: REAR- WOODEN PIECES, WASHING MACHINE, BLACK RECTANGLE ITEM, TIRE, LONG BLACK METAL ITEM

2. **Citation# : \$777** Amount of Fine: **\$50.00**
Article: PMCBC Section: 305.1 Subject to Lien: Yes
Violation: Exterior sanitary maintenance – general
Location: REAR of  WASHINGTON BLVD , a residential-single family.
Date of Offense: January 22, 2026 11:59 AM Abatement Date: **February 02, 2026**
Details of Violation: REAR- TRASH BAG ON GROUND

FINE(S) DUE DATE

Respondent must pay the fine(s) as stated above by **Due Date of: February 22, 2026** or request a hearing by following instructions on this citation, or be subject to a default penalty which triples the fine amount.

ABATEMENT ORDER

Ongoing violation must be corrected by **Abatement Date** to avoid additional citations and enforcement actions authorized by law.



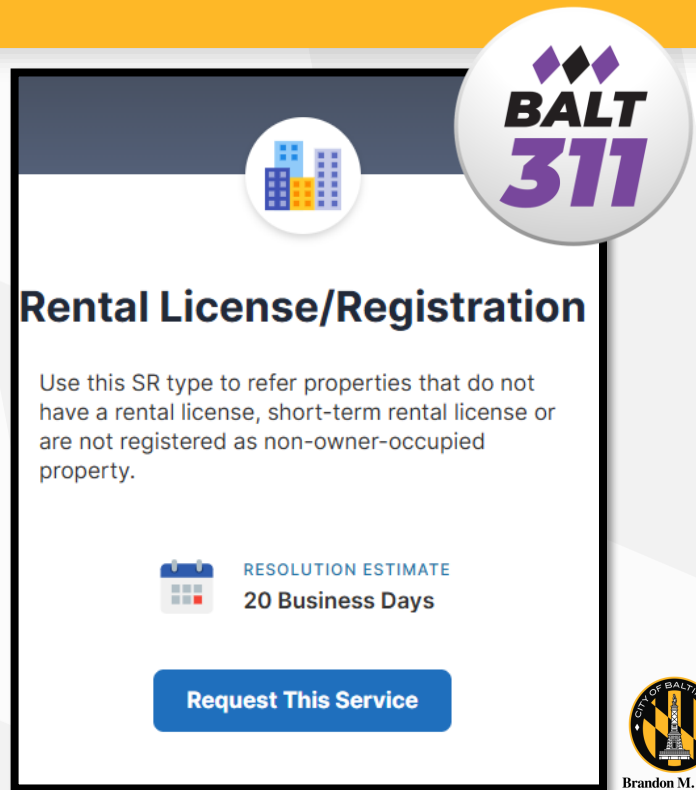
Brandon M. Scott
Mayor

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Reporting No Rental License

The public can report properties that do not have a rental license, short-term rental license or are not registered using 311.

The service request is available by calling 311, online or from the 311 App.



The screenshot shows the Baltimore 311 app interface. At the top right is the 'BALT 311' logo. Below it, the title 'Rental License/Registration' is displayed. The main text reads: 'Use this SR type to refer properties that do not have a rental license, short-term rental license or are not registered as non-owner-occupied property.' Below this text is a calendar icon and the text 'RESOLUTION ESTIMATE 20 Business Days'. At the bottom is a blue button labeled 'Request This Service'.



Property Maintenance Code Enforcement Staffing

Deputy Commissioner	1
Assistant Commissioner	2
Superintendent of Housing Inspections	2
Director of Special Operations	1
Asst. Supt. Of Housing Inspections	6 (1 vacant)
Housing Inspector Senior	16 (2 vacant)
Housing Inspector	41 (4 vacant)
Grant Service Specialist Housing Inspector	1
Sanitation Enforcement Inspector*	9 (3 vacant)
Director of Administration	1
Office Support Specialist II	3
Office Support Specialist III	8
Training Officer	1
Ombudsman	2
Executive Assistant	1
Special Assistant	1

*DHCD is in the process of reclassifying 9 Housing Inspector positions to Sanitation Enforcement Inspector positions. Currently these staff are hired as Community Aides



Annual Report



Brandon M. Scott
Mayor

Annual Report

The SRS Act requires an annual report to be published by May 1 of each year with specific criteria that relate to priority dwellings and all rental dwellings within the city.

The initial annual report will be published by May 1, 2026, and will focus on the implementation of the SRSA. We will also include information related to rental licensing audits.

It will not be until May 1, 2027, that we have a complete SRSA annual report as required in the SRS Act. The initial report and all future reports will be published on DHCD's SRSA web page and sent to members of the council.



THANK YOU!



Brandon M. Scott
Mayor

BALTIMORE CITY COUNCIL



COMMITTEE ON LEGISLATIVE INVESTIGATIONS

LO25-0041

Legislative Oversight

Strengthening Renter Safety Act

Additional Materials

High Violation Priority Dwellings					
Legal Address	Building Address as Appears on License	Total Units	Owner	Priority Dwelling	HVPD Reason
1600 W MOUNT ROYAL AVE	1600 W MOUNT ROYAL AVE	209	BOLTON NORTH, LC	Yes	3 criteria
801 LENTON AVE	801 LENTON AVE	116	MPV ASSOCIATES LIMITED	Yes	Nspire score
1500 E MONUMENT ST	1500 E MONUMENT ST	72	LESTER PARTNERS LLC	Yes	Nspire score
4300 PATTERSON AVE	4300 PATTERSON AVE	444	AP REISTERSTOWN LLC	Yes	Total Notices
150 W HAMBURG ST	150 W HAMBURG ST	126	HVPG SHARP-LENDENHALL APARTMENTS	Yes	Total Notices
5501 BOWLEYS LANE	5501 BOWLEYS LN	125	LORELLYSINCLAIR HOUSING PARTNERS,	Yes	Total Notices
5000 W FOREST PARK AVE	5000 W FOREST PARK AVE	274	BRI PURNELL ASSOCIATES, LLC	Yes	Total Notices
700 EXETER HALL AVE	700 EXETER HALL AVE	168	WAVERLY PRESERVATION LLC	Yes	Total Notices
27 N FULTON AVE	27 N FULTON AVE	28	ST. MARTIN'S RENOVATION	Yes	Total Notices
607 PENNSYLVANIA AVE	607 PENNSYLVANIA AVE	47	C.R. UNCLES PLAZA, L.P.	Yes	Total Notices
1901 N FOREST PARK AVE	1901 N FOREST PARK AVE	55	KERNAN GARDENS PROJECT 2 LLC	Yes	Total Notices
26 S CALVERT ST	26 S CALVERT ST	85	26 CALVERT STREET, LLC	Yes	Total Notices
1190 W NORTHERN PKWY	1190 W NORTHERN PKWY	238	ROLAND PARK ACQUISITION 2020, LLC	Yes	Total Notices
701 EXETER HALL AVE	701 EXETER HALL AVE	142	WAVERLY PRESERVATION LLC	Yes	Total Notices
2200 E NORTHERN PKWY	2143 PENTLAND DR	132	BALTIMORE NVILLAGE 2 LLC	Yes	Total Notices
1099 ORLEANS ST	1099 ORLEANS ST	201	BALTIMORE AFFORDABLE HOUSING	Yes	Total Notices
4801 LORELLY AVE	4801 LORELLY AVE	36	LORELLYSINCLAIR HOUSING PARTNERS,	Yes	Total Notices
300 CATHEDRAL ST	300 CATHEDRAL ST	59	CC 300 CATHEDRAL STREET LLC	Yes	Total Notices
231 E NORTH AVE	231 E NORTH AVE	25	231 E NORTH AVE, LLC	Yes	Total Notices
3600 LABYRINTH ROAD	3600 LABYRINTH RD	52	M3 GREEN ACRES DE, LLC	Yes	Total Notices
4801 PALMER AVE	4801 PALMER AVE	115	PAXE PALMER LP	Yes	Total Notices: still open
132 N FREMONT AVE	132 N FREMONT AVE	22	POPPLETON PARTNERS, LP	Yes	Total Notices: still open
3020 GARRISON BLVD	3020 GARRISON BLVD	90	WAYLAND BAPTIST CHURCH, INC.	Yes	Total Notices: still open
500 S WICKHAM ROAD	500 S WICKHAM RD	32	BRI WILLISTON ASSOCIATES, LLC	Yes	Total Notices:days to abate
1550 SHIELDS PL	1550 SHIELDS PL	31	UPTON COURTS ASSOCIATES	Yes	Total Notices:days to abate

Priority Dwellings				
Legal_Address	Building_Address_asAppears_on_License	Total_Units	Owner	Priority_Dwelling
3900 N CHARLES ST	3900 N CHARLES ST	224	FPACP3 GUILFORD, LLC	Yes
1930 WINDSOR AVE	1930 WINDSOR AVE	73	BON SECOURS NEW SHILOH II	Yes
5702 BEECHDALE AVE	5702 BEECHDALE AVE	28	PHOENIX EAGLE CORPORATION	Yes
1202 E PRESTON ST	1202 E PRESTON ST	70	SOJOURNER PLACE AT PRESTON, LLC	Yes
5 N CALVERT ST	7 N CALVERT ST	146	7 NORTH CALVERT STREET ASSOCIATES	Yes
3120 SAINT PAUL ST	3120 SAINT PAUL ST	77	DAEJAN 3120 COURT LLC	Yes
1031 PENNSYLVANIA AVE	1031 PENNSYLVANIA AVE	36	UPTON COURTS ASSOCIATES	Yes
2101 E NORTHERN PKWY	2101 E NORTHERN PKWY	259	PLEASANTVIEW KNOT LLC	Yes
1420 PENNSYLVANIA AVE	1420 PENNSYLVANIA AVE	24	UPTON COURTS ASSOCIATES	Yes
727 DRUID PARK LAKE DR	727 DRUID PARK LAKE DR	305	BALTIMORE AFFORDABLE HOUSING	Yes
1020 LEADENHALL ST	1020 LEADENHALL ST	28	HVPG SHARP-LENDENHALL APARTMENTS	Yes
1520 W NORTH AVE	1520 W NORTH AVE	66	PENN NORTH PLAZA, INC.	Yes
1 W CONWAY ST	1 W CONWAY ST	199	HS HOUSING LP	Yes