

CITY OF BALTIMORE
COUNCIL BILL 26-0215
(First Reader)

Introduced by: Councilmember Gray

Cosponsored by: Councilmembers Bullock, Blanchard, and Ramos

Introduced and read first time: July 13, 2026

Assigned to: Housing and Economic Development Committee

REFERRED TO THE FOLLOWING AGENCIES: City Solicitor, Department of Finance, Department of Housing and Community Development, Department of Planning

A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Rental Dwellings – Pricing Algorithm Use – Disclosure**

3 FOR the purpose of requiring a landlord to disclose certain information regarding rental fees to
4 current and prospective tenants; defining certain terms, establishing certain penalties; and
5 granting the Department of Housing and Community Development authority to promulgate
6 certain rules and regulations.

7 BY adding

8 Article 1 - Mayor, City Council, and Municipal Agencies

9 Section 41-14(.5c)

10 Baltimore City Code

11 (Edition 2000)

12 BY adding

13 Article 13 - Housing and Urban Renewal

14 Sections 8D-1 to 8D-6, to be under the new subtitle designation,

15 “Subtitle 8D. Disclosure of Rental Fee by Pricing Algorithm”

16 Baltimore City Code

17 (Edition 2000)

18 **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE,** That the
19 Laws of Baltimore City read as follows:

EXPLANATION: CAPITALS indicate matter added to existing law.
[Brackets] indicate matter deleted from existing law.

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Baltimore City Code

Article 1. Mayor, City Council, and Municipal Agencies

Subtitle 41. Civil Citations

§ 41-14. Offenses to which subtitle applies – Listing.

(.5C) *ARTICLE 13. HOUSING AND URBAN RENEWAL*

SUBTITLE 8D. DISCLOSURE OF RENTAL FEE BY PRICING ALGORITHM \$1,000

Article 13. Housing and Urban Renewal

Division II. Dwellings and Vacant Structures

SUBTITLE 8D. DISCLOSURE OF RENTAL FEE BY PRICING ALGORITHM

§ 8D-1. DEFINITIONS.

(A) *IN GENERAL.*

IN THIS SUBTITLE, THE FOLLOWING TERMS HAVE THE MEANINGS INDICATED.

(B) *DEPARTMENT.*

“DEPARTMENT” MEANS THE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT.

(C) *DWELLING.*

“DWELLING” MEANS:

(A) A DWELLING UNIT, AS DEFINED IN § 202.2.23 OF THE BALTIMORE CITY BUILDING CODE; AND

(B) A ROOMING UNIT, AS DEFINED IN § 202.2.15 OF THE BALTIMORE CITY PROPERTY MAINTENANCE CODE.

(D) *LANDLORD.*

(1) *IN GENERAL.*

“LANDLORD” MEANS AN OWNER, LESSOR, SUBLESSOR, ASSIGNEE, OR AGENT OF ANY OTHER PERSON RECEIVING OR ENTITLED TO RECEIVE RENT OR OTHER BENEFITS FOR THE USE OR OCCUPANCY OF ANY DWELLING UNIT.

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1 (2) *INCLUSIONS.*

2 “LANDLORD” INCLUDES:

3 (I) A PERSON WHO HAS AN OPTION AGREEMENT TO BUY, OR WHO HAS ENTERED
4 INTO A CONTRACT TO BUY, ANY DWELLING WITH THE INTENT TO OFFER THE
5 DWELLING UNIT FOR RENT; OR

6 (II) A PERSON AUTHORIZED TO EXERCISE ANY ASPECT OF THE MANAGEMENT OF
7 THE PREMISES EXCEPT THOSE PERSONS ENGAGED SOLELY IN CUSTODIAL AND
8 MAINTENANCE FUNCTIONS.

9 (E) *NON-PUBLIC COMPETITOR DATA.*

10 “NON-PUBLIC COMPETITOR DATA” MEANS ANY INFORMATION ABOUT RENTAL PROPERTY
11 THAT IS NOT AVAILABLE TO THE GENERAL PUBLIC, INCLUDING:

12 (1) ACTUAL RENT PRICES;

13 (2) OCCUPANCY RATES;

14 (3) LEASE START AND END DATES; AND

15 (4) OTHER DATA RELATED TO THE BUSINESS OF LEASING DWELLING UNITS.

16 (F) *PRICING ALGORITHM.*

17 “PRICING ALGORITHM” OR “ALGORITHM” MEANS REVENUE MANAGEMENT SOFTWARE, AN
18 ARTIFICIAL INTELLIGENCE SYSTEM, OR ANOTHER DEVICE THAT ANALYZES AGGREGATED
19 NON-PUBLIC COMPETITOR DATA TO:

20 (1) GENERATE RECOMMENDED RENT PRICES; OR

21 (2) RECOMMEND LEAVING A UNIT VACANT.

22 (G) *RENTAL FEE.*

23 “RENTAL FEE” OR “RENT” MEANS THE ENTIRE AMOUNT OF MONEY, MONEY’S WORTH,
24 BENEFIT, BONUS, OR GRATUITY DEMANDED, RECEIVED, OR CHARGED BY A LANDLORD AS A
25 CONDITION OF OCCUPANCY OR USE OF A DWELLING, ITS RELATED SERVICES, AND ITS
26 RELATED FACILITIES.

27 (H) *TENANT.*

28 “TENANT” MEANS AN INDIVIDUAL, INCLUDING A SUBTENANT, LESSEE, OR SUBLESSEE, WHO
29 IS ENTITLED TO THE POSSESSION, OCCUPANCY, OR BENEFITS OF A DWELLING OR ROOMING
30 UNIT OWNED BY A LANDLORD IN EXCHANGE FOR PROVIDING RENT.

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§ 8D-2. DISCLOSURE OF ALGORITHM USE TO PROSPECTIVE TENANTS.

(A) IN GENERAL.

A LANDLORD WHO HAS SET THE RENTAL FEE FOR A DWELLING BASED ON THE RECOMMENDATION OF A PRICING ALGORITHM SHALL DISCLOSE THE USE OF A PRICING ALGORITHM TO ANY PROSPECTIVE TENANT OF THE DWELLING.

(B) CONTENT OF DISCLOSURE.

A DISCLOSURE REQUIRED UNDER SUBSECTION (A) OF THIS SECTION SHALL INCLUDE:

- (1) THE NAME OF THE PRICING ALGORITHM SERVICE OR SOFTWARE USED;
- (2) THE NAME OF THE COMPANY OR PERSON PROVIDING THE PRICING ALGORITHM; AND
- (3) ANY OTHER INFORMATION REQUIRED BY THE DEPARTMENT.

(C) FORM OF DISCLOSURE.

A LANDLORD SHALL MAKE THE DISCLOSURE REQUIRED UNDER SUBSECTION (A) OF THIS SECTION IN ALL LISTINGS ADVERTISING THE DWELLING TO PROSPECTIVE TENANTS FOR RENT.

§ 8D-3. DISCLOSURE OF ALGORITHM USE TO CURRENT TENANTS.

(A) DISCLOSURE REQUIRED.

A LANDLORD WHO WILL SET A NEW RENTAL FEE FOR A DWELLING WITH A CURRENT TENANT BASED ON THE RECOMMENDATION OF A PRICING ALGORITHM SHALL DISCLOSE THE USE OF A PRICING ALGORITHM TO THE CURRENT TENANT NO FEWER THAN 90 DAYS BEFORE THE RENTAL FEE RECOMMENDED BY THE ALGORITHM GOES INTO EFFECT.

(B) CONTENT OF DISCLOSURE.

THE DISCLOSURE REQUIRED UNDER SUBSECTION (A) OF THIS SECTION SHALL INCLUDE:

- (1) THE INFORMATION REQUIRED UNDER § 8D-2(B) OF THIS SUBTITLE;
- (2) THE DATE THAT THE NEW RENTAL FEE SHALL BE IN EFFECT;
- (3) ANY OTHER INFORMATION REQUIRED BY THE DEPARTMENT.

(C) FORM OF DISCLOSURE.

A LANDLORD SHALL MAKE THE DISCLOSURE REQUIRED UNDER SUBSECTION (A) OF THIS SECTION:

- (1) IN WRITING; AND

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(2) IN PERSON TO THE TENANT OF THE DWELLING.

§ 8D-4. FEDERAL AND STATE LAW NOT PRECLUDED.

NOTHING IN THIS SUBTITLE SHALL IN ANY WAY BE CONSTRUED TO MODIFY OR ABRIDGE:

(1) ANY DISCLOSURE REQUIRED BY FEDERAL OR STATE LAW REGARDING A RENT INCREASE;

(2) THE NOTICE PERIOD FOR ANY DISCLOSURE REQUIRED BY FEDERAL OR STATE LAW; OR

(3) THE DELIVERY METHOD FOR ANY DISCLOSURE REQUIRED BY FEDERAL OR STATE LAW.

§ 8D-5. RULES AND REGULATIONS.

SUBJECT TO TITLE 4 {"ADMINISTRATIVE PROCEDURE ACT – REGULATIONS"} OF THE CITY GENERAL PROVISIONS ARTICLE, THE DEPARTMENT MAY ADOPT RULES AND REGULATIONS TO CARRY OUT THIS SUBTITLE.

§ 8D-6. CIVIL PENALTIES.

(A) *IN GENERAL.*

THE PENALTY FOR A VIOLATION OF THIS SUBTITLE IS A CIVIL PENALTY SUBJECT TO A FINE OF NO MORE THAN \$1,000 PER VIOLATION.

(B) *EACH DAY A SEPARATE OFFENSE.*

EACH DAY THAT A VIOLATION CONTINUES IS A SEPARATE VIOLATION.

(C) *EACH UNIT A SEPARATE OFFENSE.*

EACH DWELLING THAT IS IN VIOLATION OF THIS SUBTITLE AND OWNED BY THE SAME LANDLORD IS A SEPARATE VIOLATION.

SECTION 2. AND BE IT FURTHER ORDAINED, That a landlord who owns a dwelling occupied by a current tenant prior to the effective date of this Ordinance shall disclose in writing the use of a pricing algorithm to the dwelling's current tenant no more than 30 days after the effective date of this Ordinance.

SECTION 3. AND BE IT FURTHER ORDAINED, That this Ordinance takes effect on the 30th day after the date it is enacted.