



CITY OF BALTIMORE  
MAYOR BRANDON M. SCOTT

<b>TO</b>	The Honorable President and Members of the Baltimore City Council
<b>FROM</b>	Catalina Rodriguez Lima, Director of the Mayor's Office of Immigrant Affairs
<b>CC</b>	Mayor's Office of Government Relations
<b>DATE</b>	February 23, 2026
<b>SUBJECT</b>	MIMA BILL 25-0141 Rental Dwelling Health and Safety Enforcement Act

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**Position: Without recommendation**

**BILL SYNOPSIS**

Council Bill 25-0141 modernizes and strengthens Baltimore City's system for licensing, inspecting, and enforcing health and safety standards in rental housing. The bill restructures rental dwelling licensing requirements by tightening inspection standards, increasing transparency, and expanding enforcement tools for properties which repeatedly fail to meet minimum habitability requirements. It establishes a formal registry of qualified rental inspectors, enhances auditing and accountability for third-party inspections, and prioritizes proactive oversight of large or chronically noncompliant rental properties.

The legislation introduces stronger enforcement mechanisms, including expanded grounds for license denial or revocation, increased penalties for noncompliance, and a new rental property receivership process that allows the City to seek court-appointed management or rehabilitation of severely unsafe rental properties. The bill also requires public access to rental licensing, inspection, and violation data to improve tenant awareness and oversight.

The bill explicitly prohibits landlords from requesting, using, or threatening to disclose a tenant's actual or perceived immigration or citizenship status as a basis for housing decisions or retaliation. By doing so, the bill aims to protect tenants from coercive practices, strengthen housing stability, and ensure that enforcement of housing standards does not result in discrimination or fear-based displacement.

MIMA supports the intent of the bill to protect the foreign-born population of Baltimore City and recognizes that rental receivership has the potential to serve as an impactful accountability to address unsafe rental housing conditions. MIMA supports the intent of Section 5-15(10) to prevent anti-immigrant discrimination and believes that strong, formal investigative enforcement mechanisms are essential to ensure meaningful protections for tenants. Ensuring that enforcement processes are clear, transparent, and accessible will be critical to building trust within foreign born and immigrant communities. At the same time, MIMA respectfully defers to

the Baltimore City Law Department regarding the legal sufficiency and statutory authority underlying the bill's provisions, and to the Department of Housing and Community Development (DHCD) regarding operational feasibility, implementation capacity, and policy appropriateness. As the agencies with primary legal and enforcement responsibility, their expertise will be essential to ensuring that the legislation is structured and implemented effectively.

***FISCAL IMPACT***

As drafted, this Bill would have minimal fiscal or administrative impact on MIMA.