

**CITY OF BALTIMORE  
COUNCIL BILL 18-0179  
(First Reader)**

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Introduced by: Councilmember Burnett, President Young, Councilmembers Dorsey, Scott,  
Bullock, Henry, Pinkett, Middleton, Cohen, Stokes, Sneed, Reisinger

Introduced and read first time: January 22, 2018

Assigned to: Housing and Urban Affairs Committee

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REFERRED TO THE FOLLOWING AGENCIES: City Solicitor, Baltimore Development Corporation,  
Department of Housing and Community Development

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A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Residential Lease Requirements – Required Disclosures**

3 FOR the purpose of requiring that certain disclosures be made to tenants signing residential  
4 leases; clarifying and conforming related provisions; setting a special effective date; and  
5 generally relating to the regulation of residential landlords.

6 BY repealing and reordaining, with amendments

7 Article 13 - Housing and Urban Renewal

8 Section(s) 7-3

9 Baltimore City Code

10 (Edition 2000)

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

13 **Baltimore City Code**

14 **Article 13. Housing and Urban Renewal**

15 ***Division II. Dwellings and Vacant Structures***

16 **Subtitle 7. Residential Lease Requirements**

17 **§ 7-3. Information required.**

18 (a) *In general.*

19 (1) Each residential lease [shall] MUST contain the following information:

20 (i) the name, residence address, and residence telephone number or the name,  
21 business address, and business telephone number of the owner of the property,  
22 or

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

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1 (ii) the name, residence address, and residence telephone number or the name,  
2 business address, and business telephone number of an agent of the owner  
3 who is authorized to receive court process on behalf of the owner in  
4 connection with the property.

5 (2) Any owner who is not customarily present in an office in the metropolitan Baltimore  
6 area [shall] MUST include in the lease the information required above for an agent  
7 authorized to receive court process on behalf of the owner.

8 (b) *Changes.*

9 (1) Within 10 days of a change in any information required by SUBSECTION (A) OF this  
10 section to be contained in a lease, the property owner [shall] MUST notify the tenant of  
11 the change.

12 (2) The notice [shall] MUST be sent to THE tenant by first class mail.

13 (c) *ADDITIONAL REQUIRED DISCLOSURES.*

14 (1) ALONG WITH THE COPY OF THE LEASE REQUIRED TO BE GIVEN TO THE TENANT BY § 7-2  
15 OF THIS SUBTITLE, THE TENANT MUST BE GIVEN A COPY OF A TENANT'S RIGHTS  
16 BROCHURE APPROVED BY THE HOUSING COMMISSIONER THAT DISCUSSES:

17 (I) FREE OR REDUCED PRICE LEGAL REPRESENTATION AVAILABLE TO TENANTS;

18 (II) PRE-TRIAL AND DAY OF TRIAL MEDIATION PROGRAMS AVAILABLE TO RESOLVE  
19 LANDLORD-TENANT DISPUTES; AND

20 (III) A TENANT'S RIGHT TO KNOW THE AMOUNT OF RENT THAT IS IN ARREARS.

21 (2) A TENANT MUST ALSO BE GIVEN A COPY OF THE BROCHURE REQUIRED BY PARAGRAPH  
22 (1) OF THIS SUBSECTION AT THE TIME THAT EVICTION PROCEEDINGS ARE COMMENCED  
23 AGAINST THE TENANT.

24 **SECTION 2. AND BE IT FURTHER ORDAINED,** That the catchlines contained in this Ordinance  
25 are not law and may not be considered to have been enacted as a part of this or any prior  
26 Ordinance.

27 **SECTION 3. AND BE IT FURTHER ORDAINED,** That this Ordinance takes effect on the 180<sup>th</sup>  
28 day after the date it is enacted.