

**CITY OF BALTIMORE**  
**ORDINANCE \_\_\_\_\_**  
**Council Bill 18-0179**

---

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  
Committee Report: Favorable with amendments  
Council action: Adopted  
Read second time: April 30, 2018

---

**AN ORDINANCE CONCERNING**

**Residential Lease Requirements – Required Disclosures**

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

BY repealing and reordaining, with amendments  
Article 13 - Housing and Urban Renewal  
Section(s) 7-3 and 7-7  
Baltimore City Code  
(Edition 2000)

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

**Baltimore City Code**

**Article 13. Housing and Urban Renewal**

*Division II. Dwellings and Vacant Structures*

**Subtitle 7. Residential Lease Requirements**

**§ 7-3. Information required.**

(a) *In general.*

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

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

**EXPLANATION:** CAPITALS indicate matter added to existing law.  
[Brackets] indicate matter deleted from existing law.  
Underlining indicates matter added to the bill by amendment.  
~~Strike out~~ indicates matter stricken from the bill by amendment or deleted from existing law by amendment.

**Council Bill 18-0179**

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 TENANTS 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~~;

24 (I) A LAWSUIT IS COMMENCED BY THE OWNER OR LANDLORD AGAINST THE  
25 TENANT; AND

26 (II) IF THE BALTIMORE CITY SHERIFF’S OFFICE IS USED TO SERVE A SUMMARY  
27 EJECTMENT NOTICE, AT THE TIME THAT NOTICE IS SENT TO THE TENANT.

28 **§ 7-7. Penalties**

29 Any property owner OR LANDLORD who leases residential property under a written lease  
30 which does not conform to the provisions of this subtitle, or who fails to give a tenant a copy  
31 of the lease AS PROVIDED IN § 7-2 OF THIS SUBTITLE AND THE TENANTS RIGHTS BROCHURE as  
32 provided in § 7-3(C) OF this subtitle, shall be guilty of a misdemeanor and, upon conviction,  
33 shall be subject to a fine of up to \$100 for each violation.

**Council Bill 18-0179**

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

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

Certified as duly passed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_

\_\_\_\_\_  
President, Baltimore City Council

Certified as duly delivered to Her Honor, the Mayor,  
this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_

\_\_\_\_\_  
Chief Clerk

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_

\_\_\_\_\_  
Mayor, Baltimore City