

TURNING THE
KEY



UNLOCKING
MARYLAND'S
POTENTIAL

RENTERS' RIGHTS & STABILIZATION ACT FOR LANDLORDS / PROPERTY OWNERS

[Governor Wes Moore signed](#) the [Renters' Rights and Stabilization Act of 2024](#) into law, changing the housing landscape for renters in Maryland. The Act, which takes effect **October 1, 2024**, creates the first statewide tenant opportunity to purchase law in the nation, lowers security deposit maximums, establishes a new Office of Tenant and Landlord Affairs to act as a central resource for renters, and increases the cost to file for an eviction.

More detailed guidance is forthcoming and questions or particular areas that should be covered can be [submitted to the department](#).

Landlords now required to:

- Pay a filing fee of \$50 (\$60 in Baltimore City) to file a summary ejectment action against a tenant who is delinquent on rent (previously \$15/\$25)
- Include a copy of the Maryland Tenants' Bill of Rights as an addendum to all residential leases
- Offer tenants of 1-, 2-, or 3-unit residential rental properties the opportunity to purchase the property before selling to a third party

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No longer allowed:

- Requiring a security deposit of more than one month's rent, with limited exceptions
- Requiring more than two month's rent (security deposit + first month) to be paid at lease signing and before move-in
- Requiring tenants to reimburse landlords for eviction filing fees, except by deduction from security deposit
- Execution of evictions during extreme weather conditions, including below-freezing temperatures, winter storm/blizzard warnings, hurricane/tropical storm warnings, and excessive heat warnings

Other Landlord/Tenant Changes:

- Time between judgment in favor of a landlord in an eviction case and issuance of a warrant of restitution extended from 4 to 7 days