



## ***Rental Property rules have changed in Baltimore City.***

***If you own rental  
property, please be  
aware of these new  
requirements for all  
one- and two-family  
rental properties as  
well as multi-family  
dwellings.***



## **Please know:**

Failing to have your property registered and licensed could result in a \$1,000 fine and suspension, revocation or denial of your rental license.

Your property must pass inspection prior to obtaining your license.

A checklist of what inspectors will look for is available at  
<http://dhcd.baltimorehousing.org/>

### **Steps You Must Take**

- Contact an approved inspector
- Pass your inspection
- Visit DHCD online to complete registration
- Upload required documents
- Pay the registration fee
- Print your license
- Make sure license is accessible in one- and two-family units
- Make sure license is posted in multi-family dwellings
- Post a sanitation guide in common areas

Rev. Date 7/10/18



## **NEW Registration and Licensing Requirements**

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**Non-Owner  
Occupied Dwelling Units**

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Baltimore City Department of  
**HOUSING & COMMUNITY  
DEVELOPMENT**

# ALL rental properties in Baltimore city must be inspected.

While all rental properties are required to be **registered** with the City, up until now, one- and two-family dwellings were not required to also be **licensed** to operate as a rental. Now, **ALL** rental properties, whether multi-family or one- and two-family dwellings, must be registered and licensed to operate as a rental.

**In order to be licensed, properties must be inspected** by a Maryland State Licensed Home Inspector that is approved by the Baltimore City Department of Housing and Community Development (DHCD) to conduct rental inspections in Baltimore city.

## Due Dates

All rental properties must be registered, inspected and licensed.  
By **January 1, 2019**.

All properties must be registered annually. Even if your property is not a rental but is non-owner occupied it still must be registered annually.

In order to receive a license, your property must be inspected.

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*Find a DHCD approved  
Maryland State Licensed  
Home Inspector at  
<http://dhcd.baltimorehousing.org/>*

*In order to receive a license,  
your property  
must pass inspection.*

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## How much does an inspection cost? How do I find an inspector?

Fees can vary based on the licensed inspector you hire. Each State Licensed Home Inspector sets their own rates. A list of approved inspectors is available at <http://dhcd.baltimorehousing.org/>

## When can I have an inspection done?

Inspections can be completed any time after August 1, 2018, but must be submitted with your registration prior to December 31, 2018.

## How often must I have an inspection?

Rental licensing is built on a tier system designed to reward property owners that correctly maintain their rental units. All initial licenses are issued for a two-year period. When it is time for renewal, you may be able to obtain a three-year license. Equally, you could be limited to a two- or one-year license based on your maintenance record and any violation history.



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