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
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.

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.

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.