



Rental Property rules have changed in Baltimore City.

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



Please know:

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

Rental property must pass inspection prior to obtaining your license.

A full checklist of what inspectors will look for is available at dhcd.baltimorecity.gov.

Steps Owners Must Take

- Contact an approved inspector
- Pass your inspection
- Complete online registration at dhcd.baltimorecity.gov
- 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 4/4/19



Registration and Licensing Requirements

**Non-Owner
Occupied Dwelling Units**



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, before 2019, 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 registered with the Baltimore City Department of Housing and Community Development (DHCD) to conduct rental inspections in Baltimore city.



Due Dates

Beginning January 1, 2019, all rental properties must be registered, inspected and licensed.

All properties must be registered annually. Even if a 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 Maryland State Licensed Home Inspector registered with DHCD at <http://dhcd.baltimorehousing.org/>

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

What items are checked for during an inspection?

Key Items Include:

- Working electric and gas
- Functional lighting fixtures and covered lighting plates
- Carbon Monoxide Alarms
- Hot and Cold running water
- No plumbing leaks
- Windows that open and close
- Working locking mechanism on doors and windows
- Walls and ceiling free of openings that would allow in weather elements
- Sanitary conditions
- Exterior free of rodent burrows

A full inspection checklist can be found on the Permits and Inspections page at dhcd.baltimorecity.gov.

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 registered inspectors is available on the Property/Alarm Registration page at dhcd.baltimorecity.gov.

