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.

Your rental property must pass inspection prior to obtaining your license.

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

Steps Owners Must Take

- Contact an approved inspector
- Pass your inspection
- Complete online registration at www.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

Updated 2/2020
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 be licensed to operate as a rental. Now, ALL rental properties, whether multifamily or one- and two-family dwellings, must be registered and licensed to operate as a rental.

Requirements

Since 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:

www.dhcd.baltimorecity.gov.

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 ceilings 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 www.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 www.dhcd.baltimorecity.gov.

In order to be licensed, properties must be inspected by a Maryland State Licensed Home Inspector who is registered with the Baltimore City Department of Housing & Community Development (DHCD) to conduct rental inspections in Baltimore City.