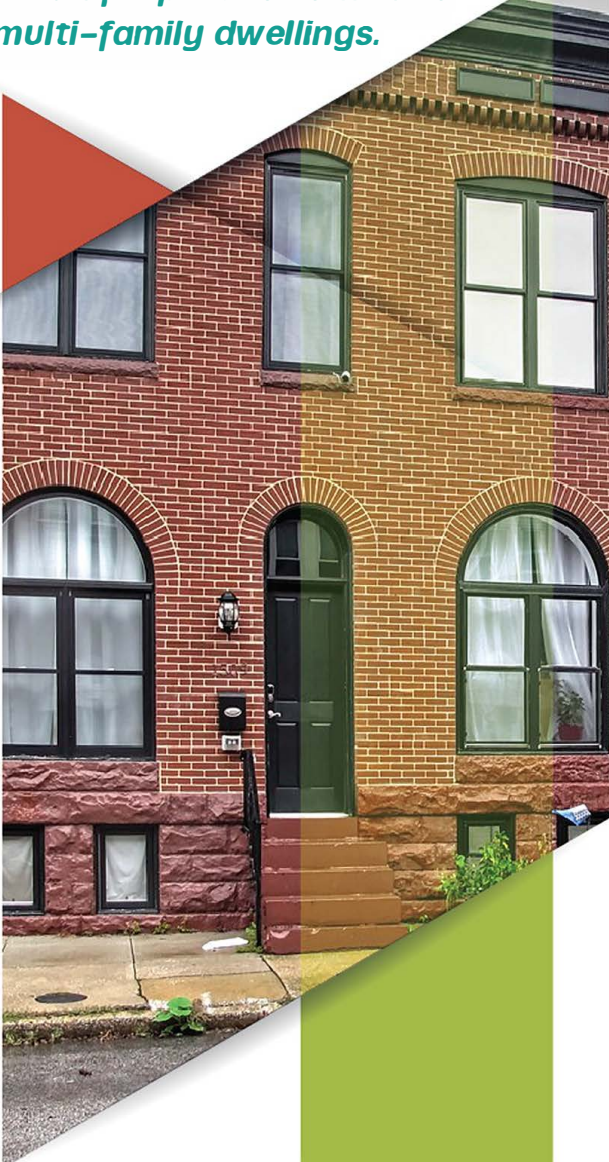


Rental Property rules have changed in Baltimore City.

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



BALTIMORE CITY
DEPARTMENT OF HOUSING &
COMMUNITY DEVELOPMENT

REGISTRATION AND LICENSING REQUIREMENTS

Non-Owner Occupied Dwelling Units



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.



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.

Requirements

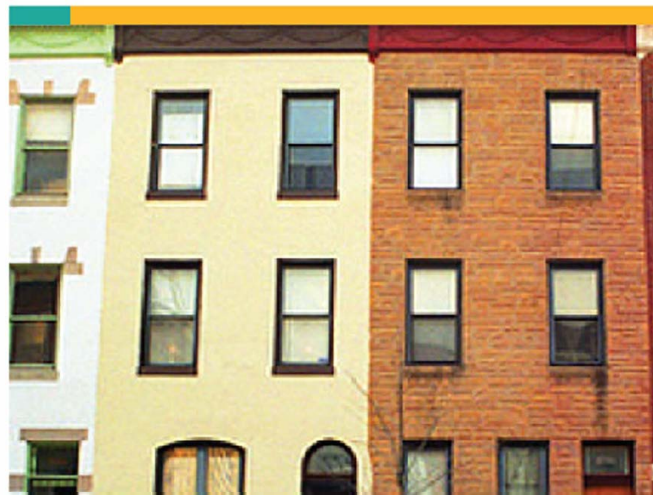
Since January 1, 2019, all rental properties **must be registered, inspected and licensed**.

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**.