



BALTIMORE CITY
DEPARTMENT OF HOUSING &
COMMUNITY DEVELOPMENT

Building Owner/Property Manager

«Mail_to_Address_1»

«Mail_To_Address_2»



SCAN or go to
<https://bit.ly/PriorityDwellingInfo>

Important Notice Regarding Your Multi-Family Property

Dear Building Owner/Property Manager,

The **Strengthening Renters' Safety Act**, enacted by the Baltimore City Council, takes effect on **January 1, 2026**. The Act establishes criteria for identifying “priority dwellings” that will require priority inspections which may lead to denial, suspension, or revocation of a rental license.

A “**priority dwelling**” means a rental dwelling with 20 or more dwelling units or rooming units, where two or more of the following criteria applied during the previous calendar year:



Issued a **Violation Notice** that remained **unabated for more than 90 days**.



Were **issued four or more Violation Notices** during the previous year.



Have been subject to a certain number of **recorded 311 calls** related to health and habitability for a rental dwelling.



HUD's National Inspection (**NSPIRE**) **score** for either of the two most recent inspections was **less than or equal to 79**.

As part of the Act, the Baltimore City Department of Housing & Community Development (**DHCD**) is **required to identify all properties that meet the criteria as “priority dwellings,”** put those properties on notice, and then select the high violation properties that must undergo a series of “**priority inspections.**” Priority inspections must occur at least twice a year. Owners and managers of the high violation property owners will also be required to attend individual meetings at DHCD headquarters.

By January 31, 2026, DHCD will identify the high violation properties. Notification letters will be sent to affected property owners. If you know your property is at risk of becoming a priority dwelling, you may wish to actively address any outstanding issues to ensure compliance with applicable codes and requirements.

To learn more about the Strengthening Renters' Safety Act and the process for identifying priority dwellings, please visit our website or scan the QR Code above to view an information page.

Sincerely,

Baltimore City Department of Housing & Community Development