

Why am I receiving this notice?



Priority Dwelling and High Violation Priority Dwelling



Overview

The Baltimore City Department of Housing & Community Development (DHCD) identifies Priority Dwellings under the Strengthening Renters' Safety Act, which became effective January 1, 2026. As a Priority Dwelling, your property may face enhanced compliance actions and enforcement.

What is a Priority Dwelling?

A Priority Dwelling is a rental dwelling with 20 or more dwelling units or rooming units where, during the previous calendar year, two or more of the following criteria were met:

- ◆ A Violation Notice was issued and remained unabated for more than 90 days.
- ◆ Four or more Violation Notices were issued during the previous year.
- ◆ The property has 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 79 or lower.

What happens if your property is a Priority Dwelling?

If violations of the City's Property Maintenance Code are identified, a DHCD Inspector will issue an environmental citation in addition to any violation notices.

High Violation Priority Dwellings

Under the Act, DHCD also identifies High Violation Priority Dwellings — Priority Dwellings that are among the properties with the most violations and/or 311 complaints. High Violation Priority Dwellings can expect elevated enforcement actions. This includes a required meeting with DHCD to:

- ◆ Discuss unresolved violation notices, complaints, and property maintenance;
- ◆ Establish a schedule for the owner and operator to abate all unresolved violation notices;
- ◆ Establish a schedule for regular property maintenance to prevent further violations; and
- ◆ Discuss any other matters deemed appropriate by DHCD.

To learn more about the Strengthening Renter's Safety Act and the process for identifying priority dwellings, please visit our website at <https://dhcd.baltimorecity.gov>, or scan the QR Code to view an information page.

