



Strengthening Renters' Safety Act Implementation Annual Report: Calendar Year 2025 Published May 1, 2026

Executive Summary

The Strengthening Renters' Safety Act became effective as of January 1, 2026. The Department of Housing and Community Development (DHCD) initiated the launch of the Strengthening Renters' Safety Act (SRSA) with emphasis on identifying priority dwellings, establishing outreach and communication channels, launching a SRSA-specific website, updating tracking systems, and preparing for the first round of inspections and enforcement actions in 2026.

This initial annual report (May 1, 2026) describes implementation activities and early outcomes but will not reflect a full year of SRSA operations; comprehensive reporting will follow in 2027.

Key milestones completed or in progress include outreach to property owners, establishment of a SRSA web presence, designation and posting of Priority Dwellings, staff training and software updates, and planning for the first round of inspections and anonymous reporting mechanisms.

1) What is the SRSA and the Standing-Up Aim

Purpose: Identify owners of multi-family properties with 20+ units that show repeated and recurring violations of the Property Maintenance Code; potential for increased fines and rental license actions based on priority inspection findings.

Launch focus: Establish the program framework, governance, inspection planning, and enforcement mechanisms to begin implementation.

2) Outreach and Communications as Foundational Capacity

Outreach to property owners: Information letters and reminder postcards to 1,046 multi-family properties (20+ units) explaining the Act. (*Appendix A*)

[SRSA website:](#) Launched a dedicated web page to inform stakeholders and provide program resources.

Priority dwellings communications: (*Appendix B*)

- January 21, 2026: Letters mailed to 38ⁱ Priority Dwelling property owners.
- January 22–24, 2026: Letters hand-delivered to Priority Dwelling properties.

Significance: Establishes a formal notification and engagement process with property owners to gain compliance and cooperation.

3) Data and Geospatial Readiness

CoDeMap Update: Priority Dwellings mapped on CoDeMap.

Significance: Enables location-based tracking, monitoring, and targeted inspections.

4) Compliance and Notification Infrastructure

Notification Posting: Newly created notification for postings when a property does not have a rental license. (*Appendix C*)

Implication: Creates an automated or formalized enforcement trigger and public-facing notice mechanism.

5) Staff Readiness and System Enhancements

Guidance and training: Guidance document provided to DHCD staff that were not directly involved with SRSA.

Staff training: Registration, Inspection and Investigator staff initial training completed.

Software updates: Updated registration software for two-year licenses and inspection reports.

Significance: Builds the operational capacity for registration, licensing, inspection logging, and case management.

6) Priority Dwelling Designation and Public Transparency

Priority Dwellings: The list of Priority Dwellings has been posted on the DHCD SRSA webpage. (*Appendix D*)

Significance: Establishes official visibility and accountability for the priority group.

7) Inspection Planning for High Violation Priority Dwellings

Overview: 25 High Violation Priority Dwellings identified; first round of inspections planned Feb–May; second round Jun–Oct.

Meetings for High Violation Priority Dwellings: Planned February–March to review ownership/management plans and inspection procedures.

Significance: Sets the inspection cadence and governance for high-priority properties, with a collaborative readiness process for owners to demonstrate corrective planning.

8) Anonymous Reporting for Inspections

Anonymous inspection requests: Residents at High Violation Priority Dwellings will be able to request inspections via a dedicated 311 service request type (with coordination with 311).

Significance: Introduces a resident-driven reporting mechanism to trigger inspections while protecting anonymity.

9) Enforcement Tools and Transition Plans

Citations: DHCD working with Environmental Control Board and BCIT to update violation lists; inspectors will issue citations using CHIP; planned transition to Accela for notices and citations in Spring.

Significance: Establishes the enforcement workflow and data continuity across software platforms, while preparing for system migration.

10) Public Reporting and Licensing Compliance

Public reporting mechanism: The public can report properties lacking rental licenses or registrations via 311 (phone, online, or app).

Significance: Provides an enforcement intake channel and supports license/compliance verification.

11) Annual Reporting Commitments

Annual Report Requirement: The SRSA requires an annual report by May 1 each year with criteria related to priority dwellings and all rental dwellings.

2026 Initial Annual Report: Focuses on SRSA implementation status; full SRSA annual report anticipated by May 1, 2027.

Calendar Year Data: Calendar Year 2025 Data Related to Licensed Rental Properties is included in *Appendix E*. We have included *Appendix F as a placeholder for future reports that will include* Calendar Year Data Related to Priority Dwelling Properties.

Appendix A: Copy of Initial Informational Letter and Postcard

Appendix B: Copy of Notification Letters and Fact Sheet

Appendix C: Copy of Notice of Failure to Obtain a Rental License

Appendix D: List of 2025 Priority Dwellings

Appendix E: CY 2025 Data Related to Licensed Rental Properties

Appendix F: CY 2025 Data Related to Priority Dwelling Properties

Appendix G: CY 2025 Data Article 13, Subtitle 5-28(a)

Note: *Portions of this report were produced using generative artificial intelligence to outline previously published material.*

Appendix A: Copy of Initial informational letter and postcard sent to all multifamily properties



Building Owner/Property Manager
«Mail_to_Address_1»
«Mail_To_Address_2»



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

Appendix B: Copy of notification letters and fact sheet sent to designated priority dwellings

General Priority Dwelling Notification Letter



FPAC3 GUILFORD, LLC
3900 North Charles Street
Baltimore, MD 21218



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

Dear Property Owner/Property Manager,

Your property at [REDACTED] is a **Priority Dwelling** and may be subject to increased code enforcement, including citations, inspections, and denial, suspension, or revocation of a rental license.

DHCD is required to identify Priority Dwellings based on factors found in the Strengthening Renters' Safety Act, enacted by the Mayor and City Council of Baltimore. 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.

Because your property is a Priority Dwelling, a Baltimore City Department of Housing & Community Development (DHCD) Inspector will issue an **environmental citation** if a violation of the City's Property Maintenance Code is identified in addition to a **violation notice**.

To learn more about the Strengthening Renter's 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

High Violation Priority Dwelling Notification Letter



BALTIMORE CITY
DEPARTMENT OF HOUSING &
COMMUNITY DEVELOPMENT

BOLTON NORTH, LC
5711 WASHINGTONIAN BLVD, STE 208
GAITHERSBURG, MD 20878



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

Dear Property Owner/Property Manager,

Your property at [REDACTED] is a High Violation Priority Dwelling.

Because your property is a High Violation Priority Dwelling, these requirements apply:

1. **You must participate in a meeting at a time and place set by DHCD.** Send an email today to prioritydwellingscheduling@baltimorecity.gov and schedule your meeting.

At this meeting you will:

- 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.

Failure to attend this meeting will result in:

- The denial of an application for a new or renewed rental dwelling license; or
- The revocation of a rental dwelling license

2. DHCD will perform at least two Priority Inspections this year. **You must notify all tenants of each Priority Inspection at least 20 days before the inspection date.** The notice to tenants must include the following language, with updated information where needed:

The property owner or operator must notify all tenants at least 20 days before a Priority Inspection. Please call 311 to submit an anonymous request that a DHCD inspector inspects your unit as part of the Priority Inspection scheduled for [DATE] at [TIME].

3. A DHCD inspector will issue an environmental citation if a violation of the City's Property Maintenance Code is identified in addition to a violation notice.

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

Sincerely,

Baltimore City
Department of Housing & Community Development

Brandon M. Scott, Mayor • Alice Kennedy, Housing Commissioner
417 East Fayette Street • Baltimore, MD 21202 • 443-984-5757 • dhcd.baltimorecity.gov

Fact Sheet

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.



Appendix C: Copy of Notice of Failure to Obtain a Rental License (for public posting)



ENTER DATE POSTED: _____

The Department of Housing & Community Development has been made aware that this rental property is being rented without the license required by Section 5-4 of the Renters' Safety Act.

Duties and Obligations of a Rental Owner or Manager

- ◆ Owners and managers may not rent a property or seek to collect any rental payment or other compensation unless they are licensed at the time of offering and providing occupancy.
- ◆ The rental property must be registered and pass inspection to obtain a rental license. Each rental license expires 2 years from the date of issuance.
- ◆ The rental license must be posted in a public space on the premises or an area that is accessible to the unit's occupants.
- ◆ The rental license must be provided to any prospective tenant, and all existing or future tenants when lease agreements or renewal agreements are offered, signed, or renewed.
- ◆ Rental license numbers must be included in any advertising materials for the rental dwelling. Advertising with an expired, suspended, or revoked license number is prohibited.
- ◆ The transfer of any rental license is prohibited.

Citations and Penalties

- ◆ Failure to post this Notice may subject the owner to environmental citations or civil citations and may result in a criminal misdemeanor charge.
- ◆ If convicted of the misdemeanor, the owner is subject to a fine up to \$1,000 for each offense.
- ◆ Each day the violation continues is a separate offense.

This Notice must remain posted in a public space for 90 days, even if the property owner is licensed before the end of the 90-day period.

The public may check for current license status at <https://bit.ly/RULicensed> or scan this QR Code:



Appendix D: List of Priority Dwellings

2025 Designation	Legal Address	Building Address as Appears on License	Total Units	Owner
High Violation Priority Dwelling	1600 W MOUNT ROYAL AVE	1600 W MOUNT ROYAL AVE	209	BOLTON NORTH, LC
High Violation Priority Dwelling	801 LENTON AVE	801 LENTON AVE	116	MPV ASSOCIATES LIMITED
High Violation Priority Dwelling	1500 E MONUMENT ST	1500 E MONUMENT ST	72	LESTER PARTNERS LLC
High Violation Priority Dwelling	4300 PATTERSON AVE	4300 PATTERSON AVE	444	AP REISTERSTOWN LLC
High Violation Priority Dwelling	150 W HAMBURG ST	150 W HAMBURG ST	126	HVPG SHARP-LENDENHALL APARTMENTS
High Violation Priority Dwelling	5501 BOWLEYS LANE	5501 BOWLEYS LN	125	LORELLYSINCLAIR HOUSING PARTNERS,
High Violation Priority Dwelling	5000 W FOREST PARK AVE	5000 W FOREST PARK AVE	274	BRI PURNELL ASSOCIATES, LLC
High Violation Priority Dwelling	700 EXETER HALL AVE	700 EXETER HALL AVE	168	WAVERLY PRESERVATION LLC
High Violation Priority Dwelling	27 N FULTON AVE	27 N FULTON AVE	28	ST. MARTIN'S RENOVATION
High Violation Priority Dwelling	607 PENNSYLVANIA AVE	607 PENNSYLVANIA AVE	47	C.R. UNCLES PLAZA, L.P.
High Violation Priority Dwelling	1901 N FOREST PARK AVE	1901 N FOREST PARK AVE	55	KERNAN GARDENS PROJECT 2 LLC
High Violation Priority Dwelling	26 S CALVERT ST	26 S CALVERT ST	85	26 CALVERT STREET, LLC
High Violation Priority Dwelling	1190 W NORTHERN PKWY	1190 W NORTHERN PKWY	238	ROLAND PARK ACQUISITION 2020, LLC
High Violation Priority Dwelling	701 EXETER HALL AVE	701 EXETER HALL AVE	142	WAVERLY PRESERVATION LLC
High Violation Priority Dwelling	2200 E NORTHERN PKWY	2143 PENTLAND DR	132	BALTIMORE NVILLAGE 2 LLC
High Violation Priority Dwelling	1099 ORLEANS ST	1099 ORLEANS ST	201	BALTIMORE AFFORDABLE HOUSING
High Violation Priority Dwelling	4801 LORELLY AVE	4801 LORELLY AVE	36	LORELLYSINCLAIR HOUSING PARTNERS,
High Violation Priority Dwelling	300 CATHEDRAL ST	300 CATHEDRAL ST	59	CC 300 CATHEDRAL STREET LLC
High Violation Priority Dwelling	231 E NORTH AVE	231 E NORTH AVE	25	231 E NORTH AVE, LLC
High Violation Priority Dwelling	3600 LABYRINTH ROAD	3600 LABYRINTH RD	52	M3 GREEN ACRES DE, LLC
High Violation Priority Dwelling	4801 PALMER AVE	4801 PALMER AVE	115	PAXE PALMER LP
High Violation Priority Dwelling	132 N FREMONT AVE	132 N FREMONT AVE	22	POPPLETON PARTNERS, LP
High Violation Priority Dwelling	3020 GARRISON BLVD	3020 GARRISON BLVD	90	WAYLAND BAPTIST CHURCH, INC.
High Violation Priority Dwelling	500 S WICKHAM ROAD	500 S WICKHAM RD	32	BRI WILLISTON ASSOCIATES, LLC
High Violation Priority Dwelling	1550 SHIELDS PL	1550 SHIELDS PL	31	UPTON COURTS ASSOCIATES
Priority Dwelling	3900 N CHARLES ST	3900 N CHARLES ST	224	FPACP3 GUILFORD, LLC
Priority Dwelling	5702 BEECHDALE AVE	5702 BEECHDALE AVE	28	PHOENIX EAGLE CORPORATION
Priority Dwelling	1202 E PRESTON ST	1202 E PRESTON ST	70	SOJOURNER PLACE AT PRESTON, LLC
Priority Dwelling	5 N CALVERT ST	7 N CALVERT ST	146	7 NORTH CALVERT STREET ASSOCIATES
Priority Dwelling	3120 SAINT PAUL ST	3120 SAINT PAUL ST	77	DAEJAN 3120 COURT LLC
Priority Dwelling	1031 PENNSYLVANIA AVE	1031 PENNSYLVANIA AVE	36	UPTON COURTS ASSOCIATES
Priority Dwelling	2101 E NORTHERN PKWY	2101 E NORTHERN PKWY	259	PLEASANTVIEW KNOT LLC
Priority Dwelling	1420 PENNSYLVANIA AVE	1420 PENNSYLVANIA AVE	24	UPTON COURTS ASSOCIATES
Priority Dwelling	727 DRUID PARK LAKE DR	727 DRUID PARK LAKE DR	305	BALTIMORE AFFORDABLE HOUSING
Priority Dwelling	1020 LEADENHALL ST	1020 LEADENHALL ST	28	HVPG SHARP-LENDENHALL APARTMENTS
Priority Dwelling	1520 W NORTH AVE	1520 W NORTH AVE	66	PENN NORTH PLAZA, INC.
Priority Dwelling	1 W CONWAY ST	1 W CONWAY ST	199	HS HOUSING LP

Appendix E: CY 2025 Data Related to Licensed Rental Properties

ALL Licensed Rental Properties Calendar Year 2025					
	311 Service Requests	Notices Issued	Notices Abated 90 days after Issuance	Properties in Court	Citations Issued
Heating	153	323	170	1	NA
Ventilation	16	282	97	0	NA
Plumbing	69	44	28	0	NA
Roof leaks	4	40	15	0	NA
Rodents	497	381	121	0	9
Lead paint	2	1,256	435	0	NA
Fire protection	49	71	41	1	NA
Electrical systems	59	205	78	0	NA
Water supply	140	136	54	0	NA
Structural deficiencies	8	0	0	1	NA
Insects	213	158	44	0	NA
Elevators	15	2	2	0	NA
Weatherproofing	1	810	280	1	NA
Appearance of mold	0	59	26	0	NA

*DHCD issued 6,242 citations in calendar year 2025 on Licensed Rental Properties for various sanitation related violations, work without permits, licensing and registration. The specific citation categories for the property maintenance violations listed in Appendix E did not exist in the code in calendar year 2025.

Appendix F: CY 2025 Data Related to Priority Dwelling Properties

Priority Dwelling Properties Calendar Year 2025					
	311 Service Requests	Notices Issued	Notices Abated 90 days after Issuance	Properties in Court	Citations Issued
Heating	NA	NA	NA	NA	NA
Ventilation	NA	NA	NA	NA	NA
Plumbing	NA	NA	NA	NA	NA
Roof leaks	NA	NA	NA	NA	NA
Rodents	NA	NA	NA	NA	NA
Lead paint	NA	NA	NA	NA	NA
Fire protection	NA	NA	NA	NA	NA
Electrical systems	NA	NA	NA	NA	NA
Water supply	NA	NA	NA	NA	NA
Structural deficiencies	NA	NA	NA	NA	NA
Insects	NA	NA	NA	NA	NA
Elevators	NA	NA	NA	NA	NA
Weatherproofing	NA	NA	NA	NA	NA
Appearance of mold	NA	NA	NA	NA	NA
Total	NA	NA	NA	NA	NA
The law creating Priority Dwellings went into effect January 1, 2026. There were no Priority Dwellings in 2025.					

Appendix G: CY 2025 Data Article 13, Subtitle 5-28(a)

No later than May 1 of each year, DHCD must submit an annual report for the previous calendar year detailing:	
REQUIREMENT	DETAIL
Number of Priority Dwellings	none for calendar year 2025
Number of Priority Dwellings for which DHCD conducted 2 priority inspections.	none for calendar year 2025
Number of Priority Dwellings where at least 1 violation notice was issued during a priority inspection that was not abated within the allowable time.	none for calendar year 2025
Number of Priority Dwellings where at least 1 citation was issued during a priority inspection.	none for calendar year 2025
Number of attempted priority inspections.	none for calendar year 2025
Number of Rental Licenses revoked under § 5-15 (B)(6) of this subtitle	none for calendar year 2025
Number of Rental Licenses revoked under § 5-15 (B)(7) of this subtitle	none for calendar year 2025
Total number of rental licenses revoked	Seven (7)
Number of completed priority inspections	none for calendar year 2025
Of the total number of priority inspections completed, the percentage of priority inspections that did not yield any violation notices or citations.	none for calendar year 2025
The total number of 311 complaints on Licensed Rental Properties.	13,869
Total number of notices issued by DHCD Licensed Rental Properties.	4,456
Total number of notices abated within 90 days Licensed Rental Properties.	1,648
Number of notices Licensed Rental Properties. for which DHCD pursued legal action	Three (3)
Total number of citations issued Licensed Rental Properties.	6,242

ⁱ Originally 38 properties were identified as meeting the priority dwelling criteria however, one property was later removed after a successful challenge to their qualifications.