

MARYLAND MOLD LAW FACTS

In Maryland, a new law known as the **Maryland Tenant Mold Protection Act** went into effect that will finally protect Maryland tenants against landlords who won't acknowledge or make substantive repairs to conditions that result in mold.

HOW THE MOLD LAW GIVES TENANTS MORE LEVERAGE

- The law puts the burden and cost of testing onto the landlord, including local housing authorities or government agencies, if they own the property.
- If the initial test detects mold, the landlord has to pay for and perform mold remediation within 45 days after the test is completed, depending on the extent of the issue.
- The law requires state agencies, such as the Department of the Environment and Department of Housing and Community Development create and update an accessible website and brochure on mold remediation and causes of mold. The brochure is to be given to tenants at the time their lease agreement is signed. Tenants can also request a copy at any time.

RULES FOR SETTING BEST PRACTICES AND UNIFORM STANDARDS

- The Maryland Department of the Environment, in consultation with the Maryland Department of Health, the Department of Housing and Community Development, and the Department of General Services, are required to adopt regulations on or before June 1, 2027, that will establish uniform standards for mold assessment and testing, and mold remediation.
- These regulations will establish standards for mold assessment, including inspection, air sample analysis, and analysis of surface mold samples, as well as for mold remediation in accordance with U.S. Environmental Protection Agency guidelines, while also reinforcing state and federal building codes.
- Mold assessment and remediation work performed is required to be legally sufficient and follow recommended industry guidelines and best practices. Landlords will no longer be able to use subpar, ineffective fixes, such as painting over the mold.
- These standards will give tenants a clear legal benchmark to use as evidence in any dispute, making it easier to prove a violation of the law.

If you need assistance with a landlord-tenant matter that doesn't involve financial assistance, please visit our website and submit our Tenant Intake Form.