

Maryland Ratio Utility Billing System (RUBS) Facts

If a landlord uses a ratio utility billing system to bill tenants for one or more utilities, the landlord shall provide the following information to all prospective tenants in writing:

- A statement that the tenant will be billed by the landlord for allocated utility services and that identifies all utilities at issue;
- A copy of the last two utility bills issued to the landlord;
- A description of the method that will be used to allocate the cost of the utility to the tenant, by utility;
- A statement that any disputes relating to the computation of the tenant's bill are between the tenant and the landlord;
- The average monthly bill for all dwelling units in the residential rental property in the previous calendar year, by utility;
- A statement that the tenant has the right to inspect records retained by the landlord that document a bill for utilities on written request;
- Information regarding any additional service charges or administrative fees to be paid by the tenant for the operation of the ratio utility billing system;

A lease that requires a tenant to pay the utility charges billed to the tenant under a ratio utility billing system shall be unenforceable if the landlord fails to provide the information required above, to the tenant in writing.



Help Is Available!

If you need help with eviction, call 211 and ask for the Coordinated Eviction Prevention Intake.

For questions about landlord-tenant issues that don't require financial assistance, fill out our Tenant intake form, or call 443-447-7336.

If you have experienced housing discrimination, please fill out our online Fair Housing intake form, or call 410-989-3811.

