

### Annapolis: Session Update

House Number	Senate Number	Summary	Status
<a href="#">HB0124</a>	<a href="#">SB0160</a>	Assignment of Contracts of Sale – Disclosure Requirements and Recission. A seller, buyer, or assignee can rescind a contract of sale with no penalties if it's not disclosed in writing that a wholesale buyer or seller may assign the contract of sale to another person.	On Governor's Desk
<a href="#">HB0972</a>	<a href="#">SB0680</a>	MREC Fair Housing requirements to now 2 hours which is in line with NAR.	On Governor's Desk
<a href="#">HB1466</a>	<a href="#">SB0891</a>	On or before Oct. 1, 2026, all counties or municipalities must adopt a by-right ADU development legislation for single family detached residential properties.	On Governor's Desk
HB0560	<a href="#">SB0046</a>	Wrongful Detainer: Time of hearing and Process. Summons can be addressed to “occupant located at” and hearings must be scheduled no less than four days and no more than seven days after a complaint is filed. If a defendant doesn't show up to their hearing, the judge shall enter a default judgement against the defendant.	On Governor's Desk
<a href="#">HB0503</a>	<a href="#">SB0430</a>	Housing Development Act: DHCD will establish housing production goals for the State and local jurisdictions and establishes a commission (Housing Opportunities Made Equitable Commission).	Not Passed
<a href="#">HB0131</a>	<a href="#">SB0117</a>	BRF: Septic Upgrade Program: expands the program to include 8-digit watershed that has an effectiveness of 9.24 reduction of nitrogen or higher and areas located in the 500-year flood plan.	On Governor's Desk
<a href="#">HB0747</a>		Requires landlords to have their septic systems inspected on or before July 1, 2028.	Not Passed
<a href="#">HB0292</a>	<a href="#">SB0063</a>	A condo, by a 2/3 affirmative vote of owners, can deviate from their reserve study funding plan if under financial hardship and make a good faith effort to resolve the hardship and resume funding.	On Governor's Desk
<a href="#">HB0709</a>	<a href="#">SB0651</a>	Good Cause Evictions	Not Passed
<a href="#">HB0767</a>	<a href="#">SB0442</a>	Tenant Possession Recovery Act: Landlord shall send former tenant, by first-class mail and text and email, notice of restitution at least 14 days before the scheduled date for repossession as set by the sheriff. If the tenant is not present for the restitution, then the sheriff shall post notice on the front door of the premises stating the tenant has ten days to repossess their personal property. The landlord may not charge the tenant a fee for storing their property for those ten days. During those ten days, the landlord shall make the tenant's personal property available and is not liable for losses relating to the personal property unless it is a loss for deliberate neglect. The tenant may not waive this right.	On Governor's Desk
<a href="#">HB1076</a>		Notice of Landlord Entry: A landlord can enter leased premises to: complete repairs / maintenance, inspect the premises, show the premises to prospective or actual tenants, purchasers, mortgagees, or contractors, ensure the safety of the property or occupants, complete work ordered by a governmental entity, or responding to a written request of the tenant.	On Governor's Desk

		A landlord can only enter between the hours of 7AM and 7PM, Monday through Saturday or any other time agreed on, in writing, by the tenant. A landlord may enter without notice in the event of an emergency, protection of the property, protection of the occupants, or the health, safety, and welfare of other tenants and staff. The landlord shall provide notice of entry at least 24 hours before the time of intended entry.	
<a href="#">HB1152</a>	<a href="#">SB0896</a>	Pet Policy Disclosure: Requires landlords to provide their pet policy on the property's website and as part of the application for a rental unit.	On Governor's Desk
<a href="#">HB1021</a>		Real Estate Appraiser – Qualifications: Prohibits State Commission on Real Estate Appraisers, Appraisal Management Companies, and Home Inspectors from requiring an applicant to have a bachelor's degree or higher from certification or licensure as a real estate appraiser.	On Governor's Desk
<a href="#">HB0242</a>		Discrimination – Consumer Credit History: Prohibits credit and credit history from being a part of a tenant screening report.	Not Passed
<a href="#">HB0671</a>		On-site Sewage Disposal Systems – Climate Vulnerable Areas: Prohibits on-site sewage disposal systems in climate vulnerable areas in new buildings, prohibits replacements of sewage disposal systems in climate vulnerable areas.	Withdrawn
<a href="#">HB1077</a>		Prospective Tenant Criminal History Records Check: Prohibiting a landlord from requiring or requesting a tenant provide their criminal history.	Not Passed
<a href="#">HB1215</a>		Time to Attain Reserve Funding Level – Extension: Extends the time required to complete funding for the initial reserve study set out in HB107 from three to five years.	Withdrawn
<a href="#">HB0487</a>	<a href="#">SB0484</a>	Unhoused Individuals – Rights, Civil Action, and Affirmative Defense: Allowing unhoused individuals certain rights, including where it is and is not permissible to sleep and live including strip malls, courtyards, and other public places.	Not Passed
<a href="#">HB0087</a>	<a href="#">SB0132</a>	STR – taxation, regulation, and crimes: Allows for a county or municipality to establish provisions on STRs in line with that county or municipality's regulations on hotels.	Not Passed
<a href="#">HB0023</a>		Property Taxes – Authority of Counties to Establish a Subclass and set a Special Rate for Commercial and Industrial Property	Not Passed