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MARYLAND RENTAL COMPLIANCE AUDIT

Full Compliance Review, Correction, and Registration Management

A comprehensive compliance audit designed to verify current Maryland rental compliance status, identify gaps, validate registration timing, and support corrective action across the key agencies and oversight areas affecting lawful rental operations.

The Problem	What We Review	What You Gain
DHCD Housing (City & County)		
Operating a rental property without active local housing department recognition can result in immediate stop-rent orders, fines, or forced vacancy. Many landlords are out of compliance without knowing it.	Checks local housing department status, including city and county registration, licensing, and compliance activity tied to rental use.	Confirms whether the property is currently recognized for lawful rental operation and identifies any local housing issues that may delay leasing or require correction before tenants can occupy.
MDE Lead Certs Status		
Maryland law requires lead paint certification for most pre-1978 rentals. Renting without a current certificate exposes landlords to significant fines, lawsuits, and the inability to legally collect rent.	Reviews lead certification status, certificate type, and whether the property appears compliant under Maryland lead requirements.	Identifies lead-related exposure, prevents rental delays, and clarifies whether corrective lead work or updated certification is needed before the property can be lawfully rented.
MDE Yearly Registration		
Annual MDE registrations have specific filing windows. A missed renewal — even by a short period — can create compliance problems and fines that are difficult to unwind once they've been flagged.	Confirms whether required annual Maryland Department of the Environment registrations appear current and properly filed.	Helps avoid overlooked annual registration lapses that can trigger compliance problems, financial penalties, or interruptions in lawful rental activity.
Rental Registry		
An expired or missing rental registry listing is one of the most common compliance failures in Maryland — and one of the easiest to miss when managing multiple properties or relying on previous owners' records.	Verifies whether the property is properly listed in the applicable rental registry and whether the registration appears active, expired, missing, or inconsistent.	Determines whether immediate registration action is needed and reduces the risk of unknowingly operating with an expired or missing rental registration.

The Problem	What We Review	What You Gain
Rental Safety Inspections		
A property with an overdue or failed safety inspection cannot be legally rented in most Maryland jurisdictions. Landlords who skip this step face fines, failed occupancy approvals, and potential liability for tenant injuries.	Checks current safety inspection status, prior results where available, and whether inspection scheduling or rescheduling is required.	Gives the client a clear picture of whether the property is positioned to pass required inspections and what safety-related items may need to be addressed before rental use.
SDAT Registrations		
If the entity that owns the property has forfeited status or unresolved filing issues with Maryland SDAT, it may not be legally able to enter into a lease, collect rent, or defend itself in court.	Reviews Maryland SDAT records for ownership, entity standing, and filing status relevant to the rental property and its operating structure.	Surfaces entity or administrative issues that may affect compliance, ownership records, or future registration activity before they create operational or legal problems.
HOA Code Compliance		
HOA restrictions can prohibit or significantly limit rental use — and non-compliance with HOA rules can result in fines, forced corrections, or restrictions that override what local licensing allows.	Looks into homeowner association compliance issues, notices, or restrictions that may affect rental use, property condition, or correction requirements where applicable.	Uncovers private-governance issues that can lead to fines, disputes, or operational restrictions that go beyond standard government compliance requirements.
Validate Registration Timings		
Compliance isn't just about being registered — it's about being registered on time. Missed renewal windows, staggered expiration dates, and overlapping cycles are a common source of unintentional lapses.	Checks the timing of registrations, certifications, renewals, and inspection cycles to determine whether deadlines have been missed or upcoming action is needed.	Helps avoid lapse-related penalties, prevents missed renewal windows, and ensures corrective action is planned and executed in the proper sequence.

Service Tiers

Note: Additional time may be required for lead or safety re-inspections, rescheduling, follow-ups, or other compliance-related issues.

Tier	Price	Includes	Output
Tier 1 — Compliance Review	\$150–\$250	DHCD status, MDE Lead status, MDE Registration, Rental Registry, SDAT, HOA review, timing validation.	Compliance Status Summary
Tier 2 — Compliance Audit + Coordination	\$360–\$550	Tier 1 plus corrective action identification, safety scheduling, lead scheduling, and registration guidance.	Full Compliance Audit Report

Tier	Price	Includes	Output
Yearly Renewals	\$75–\$250	For properties already compliant. Reduced workload in future years as records stay current and updated.	Renewal Confirmation
Tier 3 — Full Service Audit & Corrective Actions	\$750– \$1,250	Full audit of DHCD, lead, MDE, rental registry, safety, SDAT, HOA, and timing issues; includes corrective actions, inspection scheduling, and full registration updates.	Full Risk Analysis with Action Roadmap

AMS PROPERTY SERVICES

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