



AMS PROPERTY SERVICES

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IS YOUR MARYLAND RENTAL PROPERTY COMPLIANT?

Hidden Registration Violations And Mistakes Can Cost Landlords Thousands!

STATE COMPLIANCE RISKS

- SDAT filings late or incorrect → penalties up to \$500.
- Interest charges may accumulate monthly.
- Businesses may lose good standing with Maryland.

LOCAL LICENSING RISKS

- Baltimore City requires rental dwelling licenses.
- Landlords cannot legally collect rent without licensing.
- Fines up to \$500 per violation per day.

MARYLAND LEAD REGISTRY (MDE)

- All pre-1978 rental homes must be registered.
- Penalties up to \$20 per day per property.
- Missing lead inspection certificates → up to \$500/day.

BALTIMORE COUNTY REGISTRATION

- Rental registration required before tenants move in.
- Civil penalties start around \$25 per day.
- Violations may increase to \$200 per day.

HOW AMS PROPERTY SERVICES HELPS RENTAL OWNERS TO BECOME COMPLIANT

- Rental registration compliance audits
- SDAT filing verification
- Lead registry verification
- Baltimore City license review
- Baltimore County registration review
- Filing corrections and inspection coordination

Schedule a rental registration and compliance review today.

CALL JOHN HILL AT: 443-808-9340

Summary of Potential Penalties by Agency

Common enforcement exposure across Maryland state and local agencies responsible for rental property registration, licensing, and compliance. Penalties may apply per property, per unit, and often per day until corrected.

Jurisdiction	Violation Type	Penalty Basis	Rate (\$)	Applies To	Notes
Baltimore City (DHCD)	Unlicensed rental	Daily	\$500	Property / Unit	Each day may or may not be treated as a separate offense.
Baltimore County	Unregistered rental	Daily	\$25	Property / Unit	Commonly cited daily exposure for unregistered rentals.
Baltimore County	Ignored correction notice	Daily	\$200	Property / Unit	Escalated penalties after correction notice.
MDE Lead Registry	Lead registry non-compliance	Daily	\$100*	Owner / Property	Varies by violation. Placeholder estimate.
SDAT (Maryland)	Personal property return – late filing	Fixed	\$300	Owner / Entity	Common late filing penalty reference.
SDAT (Maryland)	Entity not in good standing	Admin	\$0	Owner / Entity	Administrative risk affecting licensing/financing.
SDAT (Maryland)	Charter / LLC reinstatement	Fixed	\$750	Owner / Entity	Reinstatement fees may vary.

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