

Maryland Landlord-Tenant Laws: Rights and Duties for Both Sides

Summary for landlords and property managers. Last reviewed October 29, 2026. Full guide: <https://www.generationadvisory.com/laws/maryland-landlord-tenant-rights>

Maryland law caps late fees at 5 percent of the rent, protects tenants who complain in good faith from retaliation and lets tenants pay rent into court when serious defects go unrepaired. The 2024 Tenant Safety Act expanded that rent escrow remedy.

Key points

- When a landlord does not fix a serious defect within a reasonable time after notice, a tenant may pay rent into court through a rent escrow case or raise the defect as a defense; more than 30 days is presumed unreasonable.
- A landlord may not sue for possession, raise rent, cut services or end a periodic tenancy because a tenant made a good faith complaint, joined a tenant group or used a legal remedy; actions more than six months later are not presumed retaliatory.
- A lease may not set a late fee above 5 percent of the rent due for that period; weekly leases have smaller dollar limits.
- Within 45 days after the tenancy ends, the landlord must return the deposit with interest, less any amounts properly withheld.

Maryland at a glance

Rule	Maryland	Law
Tenant repair remedies	When a landlord does not fix a serious defect within a reasonable time after notice, a tenant may pay rent into court through a rent escrow case or raise the defect as a defense; more than 30 days is presumed unreasonable.	Md. Code, Real Property 8-211
Retaliation protection	A landlord may not sue for possession, raise rent, cut services or end a periodic tenancy because a tenant made a good faith complaint, joined a tenant group or used a legal remedy; actions more than six months later are not presumed retaliatory.	Md. Code, Real Property 8-208.1
Late fees	A lease may not set a late fee above 5 percent of the rent due for that period; weekly leases have smaller dollar limits.	Md. Code, Real Property 8-208

Rule	Maryland	Law
Deadline to return the deposit	Within 45 days after the tenancy ends, the landlord must return the deposit with interest, less any amounts properly withheld.	Md. Code, Real Property 8-203

Mistakes to avoid

- Entering a unit without the notice the lease or the law requires.
- Letting a written repair request sit without a reply or a plan.
- Leaving required disclosures out of the lease packet.
- Applying screening criteria differently from one applicant to the next.
- Raising rent or ending a tenancy soon after a complaint without a documented, unrelated reason.

Verify current law

Laws named in this summary:

- Md. Code, Real Property 8-211
- Md. Code, Real Property 8-208.1
- Md. Code, Real Property 8-208
- Md. Code, Real Property 8-203
- Md. Code, Real Property 8-213
- Residential Lead-Based Paint Hazard Reduction Act (42 U.S.C. 4852d)
- Md. Code, Environment Article, Title 6, Subtitle 8 (Reduction of Lead Risk in Housing)
- Renters' Rights and Stabilization Act of 2024

Official sources:

- Maryland Code, Real Property Article, Title 8 (Maryland General Assembly):
<https://mgaleg.maryland.gov/mgaweb/Laws/StatuteText?article=grp&section=8-401&enactments=false>
- Renters' Rights and Stabilization Act of 2024, HB 693, Chapter 124 (Maryland General Assembly):
<https://mgaleg.maryland.gov/mgaweb/Legislation/Details/hb0693?ys=2024RS>
- Tenant Safety Act of 2024, HB 1117, Chapter 125 (Maryland General Assembly):
<https://mgaleg.maryland.gov/mgaweb/Legislation/Details/hb1117?ys=2024RS>
- Maryland Courts: landlord and tenant cases: <https://www.mdcourts.gov/>

General information, not legal advice. Check current law and talk to a Maryland attorney before you act. Last reviewed October 29, 2026.