

Maryland Rent Control Laws: Caps, Exemptions and Local Rules

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

Maryland has no statewide rent control or rent cap. Some local governments, including Montgomery County and the City of Takoma Park, run their own rent stabilization programs.

Key points

- Maryland has no statewide rent control or statewide cap on rent increases.

Maryland at a glance

Rule	Maryland	Law
Rent control status	Maryland has no statewide rent control or statewide cap on rent increases.	Maryland Code, Real Property Article

Mistakes to avoid

- Assuming a unit is exempt without checking the exemption rules and any notice the exemption requires.
- Following state rules and missing a stricter city ordinance.
- Raising rent in the middle of a fixed term when the lease does not allow it.
- Giving less notice than the increase requires.

Verify current law

Laws named in this summary:

- Maryland Code, Real Property Article
- Local ordinances

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.