

# HOUSE BILL 1179

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4r1226  
CF 4r3180

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By: **Delegates Stein, Foley, Harris, Lehman, Love, and Terrasa**

Introduced and read first time: February 8, 2024

Assigned to: Environment and Transportation

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## A BILL ENTITLED

1 AN ACT concerning

2 **Housing and Community Development – Pets in Housing Developments**

3 FOR the purpose of prohibiting an owner or agent of an owner of a certain housing  
4 development from imposing certain prohibitions and costs related to a resident’s  
5 possession of pets; and generally relating to pets in housing developments.

6 BY repealing and reenacting, without amendments,  
7 Article – Housing and Community Development  
8 Section 1–101(a) and (d)  
9 Annotated Code of Maryland  
10 (2019 Replacement Volume and 2023 Supplement)

11 BY adding to  
12 Article – Housing and Community Development  
13 Section 2–304  
14 Annotated Code of Maryland  
15 (2019 Replacement Volume and 2023 Supplement)

16 SECTION 1. BE IT ENACTED BY THE GENERAL ASSEMBLY OF MARYLAND,  
17 That the Laws of Maryland read as follows:

18 **Article – Housing and Community Development**

19 1–101.

20 (a) In this Division I of this article the following words have the meanings  
21 indicated.

22 (d) “Department” means the Department of Housing and Community  
23 Development.

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EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.

[Brackets] indicate matter deleted from existing law.



1 **2-304.**

2 (A) (1) IN THIS SECTION THE FOLLOWING WORDS HAVE THE MEANINGS  
3 INDICATED.

4 (2) "DWELLING UNIT" MEANS A SINGLE UNIT THAT PROVIDES LIVING  
5 OR SLEEPING FACILITIES FOR ONE OR MORE INDIVIDUALS.

6 (3) (I) "PET" MEANS A DOMESTICATED DOG OR CAT POSSESSED  
7 FOR PERSONAL COMPANIONSHIP.

8 (II) "PET" DOES NOT INCLUDE A DOG OR CAT POSSESSED FOR  
9 COMMERCIAL PURPOSES.

10 (B) THIS SECTION APPLIES ONLY TO A HOUSING DEVELOPMENT THAT, ON  
11 OR AFTER JANUARY 1, 2025, HAS RECEIVED AN ALLOCATION OF TAX CREDITS FROM  
12 THE DEPARTMENT IN ACCORDANCE WITH SECTION 42 OF THE INTERNAL REVENUE  
13 CODE, THE LOW INCOME HOUSING TAX CREDIT PROGRAM.

14 (C) (1) SUBJECT TO PARAGRAPH (2) OF THIS SUBSECTION, AN OWNER OR  
15 AGENT OF AN OWNER OF A HOUSING DEVELOPMENT MAY NOT:

16 (I) PROHIBIT A RESIDENT FROM POSSESSING ONE OR MORE  
17 PETS IN THE DWELLING UNIT OF THE RESIDENT; OR

18 (II) REQUIRE ANY COMPENSATION OR PAYMENT FROM A  
19 RESIDENT FOR POSSESSING ONE OR MORE PETS IN THE DWELLING UNIT OF THE  
20 RESIDENT.

21 (2) (I) SUBJECT TO SUBPARAGRAPH (II) OF THIS PARAGRAPH, THE  
22 STATE OR A POLITICAL SUBDIVISION OF THE STATE MAY IMPOSE REASONABLE  
23 RESTRICTIONS ON THE POSSESSION OF PETS IN A DWELLING UNIT OF A HOUSING  
24 DEVELOPMENT, INCLUDING:

25 1. LEASH AND INSURANCE REQUIREMENTS; AND

26 2. PROHIBITING DANGEROUS DOGS, AS DEFINED IN §  
27 10-619 OF THE CRIMINAL LAW ARTICLE.

28 (II) THE STATE OR A POLITICAL SUBDIVISION OF THE STATE  
29 MAY NOT IMPOSE BREED OR WEIGHT RESTRICTIONS ON THE PETS THAT MAY BE  
30 POSSESSED BY A RESIDENT OF A HOUSING DEVELOPMENT.

1           **(D) (1) THIS SECTION MAY NOT BE CONSTRUED TO LIMIT OR OTHERWISE**  
2 **AFFECT STATE OR LOCAL LAWS OR REGULATIONS RELATED TO PUBLIC HEALTH,**  
3 **ANIMAL CONTROL OR PROTECTIONS, OR REASONABLE ACCOMMODATIONS FOR**  
4 **INDIVIDUALS WITH A DISABILITY.**

5           **(2) THIS SECTION DOES NOT EXEMPT AN OWNER OR AGENT OF AN**  
6 **OWNER OF A HOUSING DEVELOPMENT FROM ANY LIABILITY RELATED TO DAMAGE**  
7 **CAUSED BY THE PET OF A RESIDENT.**

8           SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall be construed to  
9 apply only prospectively and may not be applied or interpreted to have any effect on or  
10 application to any application to the Department of Housing and Community Development  
11 under the federal Low Income Housing Tax Credit Program submitted before the effective  
12 date of this Act.

13           SECTION 3. AND BE IT FURTHER ENACTED, That this Act shall take effect July  
14 1, 2024.