



October 2025 Statewide Forms Summary of Changes and Practice Tips

Each fall, Maryland REALTORS® presents updates to its Statewide Forms Library, which contains the form contracts, disclosures, and addenda that members like you use to service clients and bring real estate transactions to settlement. This Summary is designed as a guide for Maryland REALTORS® members to understand the revisions to existing forms and the creation of new forms which will go into effect on October 1, 2025.

As always, brokers and office managers seeking additional support are welcome to contact our Legal Affairs Department attorneys to schedule Statewide Forms Update sessions for their agents. Association attorneys are also available via our Legal Hotline service to answer questions about all of our Statewide Forms.

I. NEW FORM

Pet Rent Addendum

The new Pet Rent Addendum is an optional addendum to the General Residential Dwelling Lease Template ("Lease"). The Pet Rent Addendum is an agreement between the landlord and tenant authorizing the tenant to keep a pet or pets on the property. In exchange, the landlord may require the tenant to pay pet rent which is added to the total monthly rent.

Practice Tip – If a landlord agrees to allow a tenant to keep a pet or pets on the property, the landlord and tenant should check the "Yes" box in Paragraph 15 of the Lease noting that the Pet Rent Addendum is attached to the Lease.

Practice Tip – A landlord may not impose a financial charge, including pet rent, to a tenant with a service or emotional support animal.

II. REVISED FORMS

General Residential Dwelling Lease Template

The Renter's Rights and Stabilization Act (the "Act") effective October 1, 2024, requires a landlord to include a copy of the Maryland Tenant's Bill of Rights as an addendum to a residential lease. Subject to certain exemptions, the Act also provides

the tenant with the opportunity to purchase/first right of refusal if the landlord wishes to sell the property. This information has been added to the Lease under Paragraph 10 “Tenant Opportunity to Purchase”.

Paragraph 15 “Pets/Service Animals” has been revised to reflect the option of adding the Pet Rent Addendum to the Lease.

The Maryland Tenant Mold Protection Act effective July 1, 2025, requires a landlord to provide a tenant with an informational pamphlet regarding mold risks and prevention and to request the tenant’s acknowledgement of receipt of the pamphlet. The Maryland Tenant Mold Protection Act requires the Maryland Department of Environment to create the pamphlet or choose to adopt the EPA’s “Brief Guide to Mold, Moisture and Your Home” pamphlet. At the time of this publication, the Maryland Department of Environment has not officially published their own pamphlet or announced the adoption of EPA’s pamphlet. Therefore, landlords should provide the EPA’s “Brief Guide to Mold, Moisture and Your Home” pamphlet until further notice. Paragraph 33 “Water/Moisture/Mold” has been revised to request the tenant’s acknowledgement of receipt of the pamphlet.

Practice Tip – The Tenant’s Bill of Rights and information regarding a tenant’s opportunity to purchase/first right of refusal is provided by the Office of Tenant and Landlord Affairs and can be found here: <https://dhcd.maryland.gov/Tenant-Landlord-Affairs/Pages/default.aspx>

Exclusive Buyer-Tenant Residential Brokerage Agreement

The Exclusive Buyer-Tenant Residential Brokerage Agreement has been revised to move the “Compensation”, “Broker Responsibilities” and “Intra-company Agent Representation” paragraphs towards the beginning of the agreement.

Post-Settlement Occupancy Agreement

The “Term of Occupancy and Consideration” paragraph of the Post-Settlement Occupancy Agreement has been revised to replace the “Nominal Consideration” option for compensation with a flat fee option.

Financing Addenda

The FHA, VA and Conventional Financing Addenda have been revised to add a section for the buyer to disclose additional financing programs, such as grants, and to require the seller to comply with requests for information from a financing program.

On-Site Sewage Disposal System (OSDS) Inspection and Test Addendum

The paragraphs explaining the notice procedure following an inspection of the OSDS have been revised to mirror the language of the Water Quality Test Addendum and Water Yield Test Addendum.

Practice Tip – Note that the actual notice procedure has not changed, rather, the language explaining the notice procedure has been changed to provide more clarity.

Water Yield Test Notice

The Water Yield Test Addendum states that the buyer may provide the inspection report and note deficiencies to be corrected by the seller **only if** the test results state that water flow **does not** yield a minimum rate of one (1) gallon per minute. Members have noted that buyers have provided water yield test results and requested the seller to correct deficiencies even when the water flow yielded a rate of one (1) gallon per minute or more. In an effort to stop these improper requests, the Water Yield Test Notice has been revised to state that the buyer may only request corrective action for deficiencies that cause the water flow to fail to yield a minimum rate of one (1) gallon per minute.

