

# OWNER / TENANT RESPONSIBILITIES



## EXTERIOR MAINTENANCE

### The Owner's Responsibility

- Every Owner of a building containing two (2) or more dwelling units must maintain all lots and exterior premises, including abutting sidewalks, gutters, and alleys, in a clean, safe and sanitary condition.

### The Occupant's Responsibility

- The Occupant of a single-unit building and an Occupant of a unit with exclusive use of an exterior property area (i.e. a tenant in a first floor apartment with sole use of the backyard yard) must maintain all lots and exterior premises, including abutting sidewalks, gutters, and alleys in a clean, safe and sanitary condition.

While all responsibilities are noted in the Property Maintenance Code of Baltimore City here are several examples:

- ✓ Keep grass, weeds or plant growth below 8 inches and remove all noxious weeds.
- ✓ Prune or remove all trees and shrubbery if they are: 1) dangerous to life and property; 2) create a fire or traffic hazard; 3) encroach on adjacent property.
- ✓ Prohibit the accumulation of trash, debris, and bulk trash, including the following discarded items: animal waste, furniture, equipment, appliances, construction material

Please keep in mind the following when discarding trash, garbage, and debris:

- ✓ An Occupant must provide and maintain their own storage receptacles, except those residing in a multi-family dwelling.
- ✓ Receptacles cannot be placed out for collection on a sidewalk or along an alley earlier than the day of collection.
- ✓ Receptacles must be returned promptly to the premises after collections
- ✓ If discarded or abandoned articles are too large for disposal in the required receptacles, they must be transported to a landfill or approved disposal site.

# **RATPROOFING AND PEST EXTERMINATION**

## **The Owner's responsibility**

- The Owner is responsible for rat-proofing the building and maintaining the rat-proof condition. Rat-proofing methods include: 1) preventing entrance by blocking passages with rat-resistant material; and 2) paving basements and any other areas that are in contact with the soil.

## **The Occupant's Responsibility**

- An Occupant of a single-unit building is responsible for extermination of insects, rodents, or other pests, other than wood destroying insects.
- An Occupant of a multiple-family dwelling is responsible for extermination if the Occupant's unit is the only one affected.

# **INTERIOR MAINTENANCE**

## **The Owner's Responsibility**

- The Owner must maintain shared, common or public areas within each building that contains more than one unit. However, the Owner is responsible for repairing or replacing defective and damaged items in all the units.

## **The Occupant's Responsibility**

- The Occupant must keep in a clean and sanitary condition their unit and any other of areas that they occupy or control. Keep in mind that the Owner may hold an Occupant accountable for damaging interior property due to negligence.

While all responsibilities are noted in the Property Maintenance Code of Baltimore City here are several areas for maintenance of interior areas:

- ✓ Floors, Furniture, Countertops and similar surfaces must be clean and free of trash, garbage, and debris, including human and animal waste and any other insanitary matter or cause of nuisance.
- ✓ Walls, Ceilings, Windows, and Doorways must be clean and free of dirt, grease, soot and any other insanitary matter or cause of nuisance.
- ✓ Plumbing fixtures must be kept clean and free from any foreign object or material that could obstruct a fixture or a line connected to a fixture.