

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND
2023 Legislative Session

Bill No. CB-007-2023

Chapter No. 10

Proposed and Presented by Council Members Oriadha, Burroughs, Blegay, Dernoga, Ivey, Olson

Introduced by Council Members Oriadha, Burroughs, Blegay, Dernoga, Ivey and Olson

Co-Sponsors _____

Date of Introduction January 31, 2023

BILL

AN ACT concerning

Rent Stabilization Act of 2023

1 For the purpose of temporarily amending the Landlord-Tenant Code to limit landlords' ability
2 to increase rent for certain tenants above a certain amount; providing for certain exemptions;
3 providing that existing obligations or contract rights may not be impaired by this Act; and generally
4 relating to rent restrictions for residential leases and rental dwelling units.

5 BY adding:

6 SUBTITLE 13. HOUSING AND PROPERTY

7 STANDARDS.

8 Sections 13-144, 13-145, 13-146, 13-147

9 The Prince George's County Code

10 (2019 Edition; 2022 Supplement).

11 SECTION 1. BE IT ENACTED by the County Council of Prince George's County,
12 Maryland, that Section 13-144, 13-145, 13-146, 13-147 of the Prince George's County Code be
13 and the same are hereby added:

14 **SUBTITLE 13. HOUSING AND PROPERTY STANDARDS.**

15 **DIVISION 3. LANDLORD AND TENANT REGULATIONS.**

16 **SUBDIVISION 1. GENERAL PROVISIONS.**

17 **Sec. 13-144. Temporary Rent Stabilization- Limiting rent increases, notification**
18 **requirements.**

19 (a) From the effective date of this Rent Stabilization Act (Act), a landlord shall not

1 increase rent in an amount that exceeds three percent (3%) per annum of the existing rent amount
2 for any tenant.

3 (b) Affordable housing with Federal, State, or local subsidy or support subject to recorded
4 affordability covenants, any dwelling unit that the tenant is receiving rental assistance,
5 and those who provide affordable housing to low- and moderate-income households
6 under contract with a governmental agency shall be exempt from the provisions of this
7 Act.

8 (c) Dwelling units that received an initial use and occupancy permit in the last five years of
9 the effective date of this Act shall be exempt from the provisions of this Act.

10 **Sec. 13-145. Notices of Rent Adjustments and Rent Payment Plans During the Rent**
11 **Stabilization Act (Act).**

12 During the one-year period of this Act, a landlord:

13 (a) Shall inform a tenant in writing to disregard any notice of a rent increase if:

- 14 (1) the landlord provided the notice to the tenant prior to the enactment of this Act; and
15 (2) the effective date of the increase would occur on or after the date that the Act became
16 effective; and

17 (b) May offer rent payment plans, in writing, to tenants.

18 **Sec.13-146. Information and Enforcement.**

19 (a) Department of Housing and Community Development (DHCD) and Department of
20 Permitting, Inspections and Enforcement (DPIE) shall provide information about the
21 requirements of the Section on their respective websites, including the date that this Act
22 expires.

23 (b) DHCD and DPIE shall email and post notice to license holders of the three percent (3%)
24 per annum limit on rent increases for any tenant within fifteen (15) days of enactment of
25 this Act.

26 (c) DPIE shall exercise the enforcement authority provided pursuant to Section 13-102 of
27 Subtitle 13 and Section 1-123 of Subtitle 1 of this Code:

28 (1) This enforcement authority shall include the authority to impose fines for violations
29 of the provisions of this subtitle, including:

- 30 (i) The authority to impose a penalty in the amount of \$500 for the first violation
31 of the provisions of this Act; and

1 (ii) The authority to impose a penalty in the amount of \$1000 for any subsequent
2 violations of the provisions of this Act; and

3 (iii) Any penalty collected shall be distributed to the general fund.

4 **Sec. 13-147. Expiration and Notice of Expiration.** This Act expires, and has no further force or
5 effect, one-year after the effective date of this Act without further action by the County Council or
6 the County Executive. DPIE and DHCD must post on their respective websites information about
7 the requirements of this Subdivision and the related Sections, including the date that these
8 requirements expire.

9 SECTION 2. BE IT FURTHER ENACTED that the provisions of this Act are hereby
10 declared to be severable; and, in the event that any section, subsection, paragraph, subparagraph,
11 sentence, clause, phrase, or word of this Act is declared invalid or unconstitutional by a court of
12 competent jurisdiction, such invalidity or unconstitutionality shall not affect the remaining words,
13 phrases, clauses, sentences, subparagraphs, paragraphs, subsections, or sections of this Act, since
14 the same would have been enacted without the incorporation in this Act of any such invalid or
15 unconstitutional word, phrase, clause, sentence, paragraph, subparagraph, subsection, or section.

16 SECTION 3. BE IT FURTHER ENACTED that a presently existing obligation or contract
17 right may not be impaired by this Act.

18 SECTION 4. BE IT FURTHER ENACTED that this Act shall take effect on forty-five (45)
19 calendar days after it becomes law.

Adopted this 28th day of February, 2023.

COUNTY COUNCIL OF PRINCE
GEORGE'S COUNTY, MARYLAND

BY: _____
Thomas E. Dernoga
Chair

ATTEST:

Donna J. Brown
Clerk of the Council

APPROVED:

DATE: _____ BY: _____
Angela D. Alsobrooks
County Executive

KEY:
Underscoring indicates language added to existing law.
[Brackets] indicate language deleted from existing law.
Asterisks *** indicate intervening existing Code provisions that remain unchanged.