

**MEMORANDUM**

October 9, 2019

TO: Planning, Housing and Economic Development Committee

FROM: Amanda Mihill, Legislative Attorney *A. Mihill*

SUBJECT: Bill 18-19, Landlord-Tenant Relations – Relocation Expenses

PURPOSE: Worksession – Committee to make recommendations on Bill

Expected attendees:

- Aseem Nigam, Director, Department of Housing and Community Affairs (DHCA)
- Rosie McCray-Moody, Landlord-Tenant Affairs Manager, DHCA
- Valerie Whitby, Landlord-Tenant Affairs Investigator, DHCA
- Tim Goetzinger, Division Chief, DHCA
- Dan McHugh, Code Enforcement Manager, DHCA

Bill 18-19, Landlord-Tenant Relations – Relocation Expenses, sponsored by Lead Sponsor Councilmember Jawando and Co-Sponsors, Councilmembers Katz and Hucker, Council President Navarro, and Councilmember Rice, was introduced on June 18. A public hearing was held on July 16, 2019, at which 3 speakers testified in support of Bill 18-19 (see testimony at ©9-13).<sup>1</sup> At the public hearing, DHCA's then-Acting Director Tim Goetzinger noted the Executive's support for Bill 18-19, but urged an amendment to clarify the bill.

Bill 18-19 would require a landlord to pay a tenant a relocation payment if the tenant's housing is condemned as unfit for human habitation under certain circumstances. It would also require a landlord to provide a tenant with a right of first refusal to re-occupy rental housing under certain circumstances. A landlord would not have to pay a relocation payment or right to reoccupy to a tenant if the rental housing is condemned due to events that are beyond the control of the landlord.

**Background**

DHCA staff provided the Committee with background information related to the number of condemnations addressed during Fiscal Year 2018 (6/30/2018-7/1/2019). See ©14-27 for summaries of condemnations addressed during this time period and a summary of zip codes impacted on ©28. A summary of these complaints is in the chart on the following page:

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<sup>1</sup> #MoCoTenantRights

<b>Housing Type</b>	<b>Complaints</b>
Multi-Family	22
Single-Family	135
<b>Legal</b>	
Ceiling height	0
No egress	26
<b>Other</b>	
Accessory Apt	19
Fire damage	25
Hoarding	12
Lack of utilities	12
Mold	13
Needs repair	11
Overcrowding	32
Solid Waste	9
Vacant	12
<b>Notes:</b>	
some cases fall into multiple categories	
dates filtered by 6/30/2018-7/1/2019	

Councilmembers should note that not all of these tenants could take advantage of the benefits provided in Bill 18-19 because some of these tenants are in “room rentals”, which are not covered under Chapter 29, Landlord-Tenant Relations.

### **Issues for Committee Discussion**

***DHCA requested amendments.*** Bill 18-19 would provide tenants with certain relocation benefits upon 30 days’ notice that the tenant must relocate because their unit was condemned (or slightly different benefits if less than 30 days’ notice is provided). Mr. Goetzinger noted that when a rental unit is condemned, a tenant must relocate immediately and is not afforded a notice period. The Executive recommends that Bill 18-19 be amended to require landlords to pay tenants who must relocate for 30 or more days and require landlords to cover housing and moving expenses for tenants who must relocate for less than 30 days (©9-10). The lead sponsor supports this approach.

**Council staff recommendation:** adopt the amendment on ©29-32.

***Right to reoccupy.*** Bill 18-19 would require a landlord to provide a displaced tenant with the right of first refusal to reoccupy rental housing on the site once the rental housing becomes habitable. John Paukstis, on behalf of Habitat for Humanity Metro Maryland, supported this right to

reoccupy, but urged an amendment to: (1) specify the time within which a tenant must notify the former landlord of an intent to reoccupy (Mr. Paukstis suggested 15 days); and (2) specify a time period within which the tenant must reoccupy (Mr. Paukstis suggested 15 or 20 days of providing the notice) (©11-12). As introduced, Bill 18-19 does not provide any such timeframes, but does require a landlord to attempt to locate a previous tenant at least twice over a 2-week period.

**Council staff recommendation:** amend Bill 18-19 to include specific timeframes. Council staff suggests a tenant notify the landlord of an intent to reoccupy within 15 days after the landlord notifies the tenant that the rental unit is ready to be reoccupied and 20 days after the tenant provides that notice that the tenant must reoccupy the rental unit.

### **Council staff recommendation**

Council staff recommends enactment of Bill 18-19 with the 2 amendments described above.

This packet contains:

	<u>Circle #</u>
Bill 18-19	1
Legislative Request Report	4
Fiscal and Economic Impact Statement	5
Testimony	9
Condemnation information/summary by zip code	14
Amendment	29

Bill No. 18-19  
Concerning: Landlord-Tenant Relations – Relocation Expenses  
Revised: 6/4/2019 Draft No. 1  
Introduced: June 18, 2019  
Expires: December 18, 2020  
Enacted: \_\_\_\_\_  
Executive: \_\_\_\_\_  
Effective: \_\_\_\_\_  
Sunset Date: None  
Ch. \_\_\_\_\_, Laws of Mont. Co. \_\_\_\_\_

## COUNTY COUNCIL FOR MONTGOMERY COUNTY, MARYLAND

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Lead Sponsor: Councilmember Jawando

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**AN ACT** to:

- (1) require a landlord to pay to a tenant a relocation payment if the tenant's housing is condemned as unfit for human habitation under certain circumstances;
- (2) require a landlord to provide a tenant with a right of first refusal to re-occupy rental housing under certain circumstances; and
- (3) generally amend County law on landlord-tenant relations.

By adding

Montgomery County Code  
Chapter 29, Landlord-Tenant Relations  
Section 29-35B

<b>Boldface</b>	<i>Heading or defined term.</i>
<u>Underlining</u>	<i>Added to existing law by original bill.</i>
[Single boldface brackets]	<i>Deleted from existing law by original bill.</i>
<u>Double underlining</u>	<i>Added by amendment.</i>
[[Double boldface brackets]]	<i>Deleted from existing law or the bill by amendment.</i>
* * *	<i>Existing law unaffected by bill.</i>

*The County Council for Montgomery County, Maryland approves the following Act:*

1           **Sec. 1. Section 29-35B is added as follows:**

2    **29-35B. Relocation Expenses.**

3           (a)   Definitions. As used in this Section, *displaced tenant* means a tenant that  
 4           is required to vacate rental housing because the rental housing is  
 5           condemned as unfit for human habitation under Section 26-13 through no  
 6           fault of the tenant.

7           (b)   Relocation payment required. Except as provided in paragraph (f), a  
 8           landlord must pay a relocation payment to a displaced tenant.

9           (c)   Relocation amount.

10          (1)   The relocation payment is the greater of:

11               (A)   3 months' fair market value rent for a unit of comparable  
 12               size, as established by the most current Federal Department  
 13               of Housing and Urban Development schedule of fair market  
 14               rents for the Washington-Arlington-Alexandria area; or

15               (B)   3 months' of the tenant's actual rent at the time of  
 16               relocation.

17          (2)   If a tenant is required to vacate the rental housing with less than 30  
 18               days' notice, the relocation payment must also include either:

19               (A)   1 additional month's fair market value rent for a unit of  
 20               comparable size, as established by the most current Federal  
 21               Department of Housing and Urban Development schedule  
 22               of fair market rents for the Washington-Arlington-  
 23               Alexandria area; or

24               (B)   the provision of alternative, safe, and legal housing for 30  
 25               days after the tenant vacates.

26          (3)   The landlord must pay directly to a displaced tenant the relocation  
 27               payment within with 72 hours of the posting of the condemnation.

28           (d) Proof of compliance. Within 5 days after the displaced tenant vacates the  
29           rental housing, a landlord must provide the Department with a copy of  
30           the check or money order provided to the displaced tenant and a receipt  
31           signed by the tenant.

32           (e) Right of first refusal.

33           (1) A landlord must provide a displaced tenant with the right of first  
34           refusal to reoccupy rental housing on the site once the rental  
35           housing becomes habitable

36           (2) The landlord must provide the tenant with written notice of the  
37           tenant's right of first refusal. The notice must include the  
38           landlord's current address and telephone number which the tenant  
39           can use to contact the landlord.

40           (3) It is the tenant's responsibility to provide the landlord with the  
41           tenant's current address and/or telephone number to be used for  
42           future notification.

43           (4) When the rental housing becomes habitable, the landlord must give  
44           written notice by certified mail to the tenant informing the tenant  
45           that the housing is ready for occupancy.

46           (5) If the landlord cannot locate a previous tenant after 2 attempts over  
47           a 2 week period, the landlord is deemed to be in compliance with  
48           the right of first refusal requirement and the tenant's right of first  
49           refusal is forfeited.

50           (f) Exception. A landlord is not required to provide a relocation payment or  
51           right of first refusal to any displaced tenant if the rental housing is  
52           condemned due to events that are beyond the control of the landlord.

LEGISLATIVE REQUEST REPORT  
Bill 18-19

*Landlord-Tenant Relations – Relocation Expenses*

**DESCRIPTION:** Bill 18-19 would require a landlord to pay to a tenant a relocation payment if the tenant's housing is condemned as unfit for human habitation under certain circumstances. It would also require a landlord to provide a tenant with a right of first refusal to re-occupy rental housing under certain circumstances.

**PROBLEM:** Tenants who are required to vacate rental housing that is condemned through not fault of the tenant can have challenges in finding temporary or other permanent affordable housing.

**GOALS AND OBJECTIVES:** To ensure that tenants can find safe, affordable housing when their rental housing is condemned through no fault of the tenant.

**COORDINATION:** Housing and Community Affairs

**FISCAL IMPACT:** To be requested

**ECONOMIC IMPACT:** To be requested

**EVALUATION:** To be requested

**EXPERIENCE ELSEWHERE:** To be researched

**SOURCES OF INFORMATION:** Amanda Mihill, Legislative Attorney, 240-777-7815

**APPLICATION WITHIN MUNICIPALITIES:** To be researched

**PENALTIES:** n/a



OFFICE OF MANAGEMENT AND BUDGET

Marc Elrich  
County Executive

Richard S. Madaleno  
Director

MEMORANDUM

July 12, 2019

TO: Nancy Navarro, President, County Council

FROM: Richard S. Madaleno, Director, Office of Management and Budget *RSM*  
Michael Coveyou, Acting Director, Department of Finance *Michael Coveyou*

SUBJECT: FEIS for Bill 18-19, Landlord – Tenant Relations – Relocation Expenses

Please find attached the Fiscal and Economic Impact Statements for the above-referenced legislation.

RSM:cm

cc: Andrew Kleine, Chief Administrative Officer  
Fariba Kassiri, Deputy Chief Administrative Officer  
Debbie Spielberg, Special Assistant to the County Executive  
Dale Tibbitts, Special Assistant to the County Executive  
Lisa Austin, Office of the County Executive  
Barry Hudson, Director, Public Information Office  
David Platt, Department of Finance  
Dennis Hetman, Department of Finance  
Monika Coble, Office of Management and Budget  
Chrissy Mireles, Office of Management and Budget  
Pofen Salem, Office of Management and Budget

Office of the Director

101 Monroe Street, 14th Floor • Rockville, Maryland 20850 • 240-777-2800  
www.montgomerycountymd.gov/omb



**Fiscal Impact Statement**  
**Bill 18-19, Landlord-Tenant Relations- Relocation Expenses**

**1. Legislative Summary**

Bill 18-19 would require a landlord to pay temporary relocation costs to a tenant that, through no fault of the tenant, must vacate a rental property that has been condemned as unfit for human habitation under certain provisions of the County's housing and property maintenance code. The tenant would also be entitled to a right-of-first refusal to reoccupy the rental property once it becomes habitable. A landlord would not be subject to the aforementioned requirements if the condemnation is attributable to events beyond the landlord's control.

Current law allows a tenant to break a lease agreement without penalty if the rental property becomes uninhabitable due to no fault of the tenant. However, the tenant can have challenges in finding temporary or other permanent affordable housing. The only scenario under which a landlord would be required to cover a tenant's relocation expenses is where a landlord is unable to certify that the landlord is in compliance with the applicable lead-risk reduction standards under the Environment Article of the Maryland Code.

**2. An estimate of changes in County revenues and expenditures regardless of whether the revenues or expenditures are assumed in the recommended or approved budget. Includes source of information, assumptions, and methodologies used.**

Bill 18-19 provides certain new tenant rights as explained in Question #1 above. These new rights would have no impact on County revenue or expenditures. There are certain implicitly required housing code inspection and reinspection requirements, but it would not impact current housing code enforcement procedures.

**3. Revenue and expenditure estimates covering at least the next 6 fiscal years.**

Per Question #2, this Bill does not impact County revenue or expenditures over the next 6 years.

**4. An actuarial analysis through the entire amortization period for each bill that would affect retiree pension or group insurance costs.**

Not applicable.

**5. An estimate of expenditures related to County's information technology (IT) systems, including Enterprise Resource Planning (ERP) systems.**

Not applicable.

**6. Later actions that may affect future revenue and expenditures if the bill authorizes future spending.**

Not applicable; Bill 18-19 does not authorize future spending.

**7. An estimate of the staff time needed to implement the bill.**

Not applicable.

**8. An explanation of how the addition of new staff responsibilities would affect other duties.**

Not applicable.

**9. An estimate of costs when an additional appropriation is needed.**

No additional appropriation is needed to implement Bill 18-19.

**10. A description of any variable that could affect revenue and cost estimates.**

Not applicable, see Question#2.

**11. Ranges of revenue or expenditures that are uncertain or difficult to project.**

Not applicable.

**12. If a bill is likely to have no fiscal impact, why that is the case.**

Bill 18-19 provides certain new tenant rights as explained in Question #1, which do not generate a fiscal impact for the County.

**13. Other fiscal impacts or comments.**

Not applicable.


**14. The following contributed to and concurred with this analysis:**

Tim Goetzing, Department of Housing and Community Affairs

Stephanie Killian, Department of Housing and Community Affairs

Rosie McCray-Moody, Department of Housing and Community Affairs

Pofen Salem, Office of Department Management and Budget

  
Richard S. Madaleno, Director  
Office of Management and Budget

  
Date

**Economic Impact Statement**  
**Bill 18-19, Landlord – Tenant Relations – Relocation Expenses**

**Background:**

Bill 18-19 would require a landlord to pay to a tenant a relocation payment if the tenant's housing is condemned as unfit for human habitation under certain circumstances. It would also require a landlord to provide a tenant with a right of first refusal to re-occupy rental housing under certain circumstances. Tenants who are required to vacate rental housing that is condemned through no fault of the tenant can have challenges in finding temporary or other permanent affordable housing. The objective of the legislation is to ensure that tenants can find safe, affordable housing when their rental housing is condemned through no fault of the tenant.

**1. The sources of information, assumptions, and methodologies used.**

The source of information in the preparation of the economic impact statement was the Department of Housing and Community Affairs (DHCA). There were no assumptions or methodologies used by the Department of Finance (Finance) in the preparation of this economic impact statement.

**2. A description of any variable that could affect the economic impact estimates.**

As noted in the fiscal impact statement, the proposed legislation would provide new tenant rights that will not impact County revenues and DHCA's staff time. The bill specifies a calculation for the relocation payments based on 3 months' Fair Market Rent (FMR) for a unit of comparable size as established by the most current Federal Department of Housing and Urban Development schedule for the Washington-Arlington-Alexandria area. FMRs will determine the amounts owed by landlords for the number of condemned circumstances and are adjusted annually per region and bedroom size of the units. County FMRs in 2019 range from \$1,454 for a one-bedroom unit to \$2,678 for a four-bedroom unit.

**3. The Bill's positive or negative effect, if any on employment, spending, savings, investment, incomes, and property values in the County.**

The bill is not anticipated to have an impact on employment, spending, savings, investment, incomes, and property values in the County. Both the lessee and the lessor face unique consequences and costs if they fail to uphold the terms of their respective contracts. The legislation's potential impact on the aggregate cost to property owners in forgone rent cannot be accurately quantified given a lack of specificity of data enumerating the number of applicable violations that will be deemed unfit for human habitation and the timing of those violations in the context of the specific lease.

**4. If a Bill is likely to have no economic impact, why is that the case?**

See number 2.

**5. The following contributed to or concurred with this analysis:**

David Platt and Dennis Hetman, Finance.

  
Michael Coveyou, Acting Director  
Department of Finance

  
Date

1

**TESTIMONY ON BEHALF OF COUNTY EXECUTIVE MARC  
ELRICH ON BILL 18-19, LANDLORD-TENANT RELATIONS-  
RELOCATION EXPENSES**

**July 16, 2019**

Good afternoon Council President and Councilmembers, my name is Tim Goetzinger and I am the Acting Director of the Department of Housing and Community Affairs. It is a pleasure for me to appear before you on behalf of the County Executive in support of Bill 18-19, which amends Chapter 29 – Landlord-Tenant Relations of the Montgomery County Code.

The proposed Bill would require a landlord to pay temporary relocation costs to a tenant that, through no fault of their own, must vacate a rental property that has been condemned as unfit for human habitation under certain provisions of the County's housing and property maintenance code. The tenant would also be entitled to a right of first refusal to reoccupy the property once it becomes habitable. A landlord would not be subject to the foregoing requirements if the condemnation is attributable to events beyond the landlord's control.

DHCA supports the intent and purpose of this Bill. It provides the department and tenants with an additional tenant rights tool.

DHCA suggests technical amendments to the Bill to help the department with implementation and enforcement. As drafted, the Bill would give certain benefits to tenants who get 30 or more days' notice that they must relocate because their unit has been condemned, and tenants who receive

less than 30 days' notice would get slightly different benefits. However, in fact, tenants must immediately move out of a condemned unit. A tenant never receives a notice 30 days in advance that their unit will be condemned. Also, the Bill does not consider situations when a tenant has to move out of a unit for a temporary, short-term time period, and DHCA recommends that it does.

DHCA recommends that the Bill require that landlords must give certain payments to tenants who are forced out of their unit for 30 or more days, and that landlords must cover the housing and moving expenses of tenants displaced for less than 30 days.

The County Executive supports the Bill with this clarification, which would make its enforcement clearer for all concerned. Thank you.



2

July 16, 2019

Montgomery County Council  
Stella Warner Council Office Building  
100 Maryland Avenue  
Rockville, MD 20850

Testimony regarding Bill 18-19, Landlord-Tenant Relations – Relocation Expenses

Good Afternoon,

My name is John Paukstis, President and CEO of Habitat of Humanity Metro Maryland, a non-profit affordable homeownership provider working in Montgomery County since 1982.

I would like to thank Lead Sponsor, Councilmember Jawando, for introducing this important legislation, Co-Sponsors Katz, Hucker, Navarro, and Rice for their support and to voice Habitat for Humanity's strong support for Bill 18-19.

Habitat for Humanity Metro Maryland has worked in Montgomery County for 37 years, providing opportunities for low-income families to purchase homes in an otherwise unaffordable market. Habitat serves as the site developer, the builder, and the lender. All approved homebuyers must demonstrate the ability to pay a mortgage, complete educational workshops and "sweat equity" volunteer hours, and demonstrate a need to improve their housing situation.

After an applicant demonstrates the ability to pay back a Habitat mortgage through their income, credit, and debt to income ratios, Habitat staff and volunteers perform a home visit to examine an applicant's current living conditions. Habitat staff have visited hundreds of rental units in the County. While many landlords care for their properties and are responsive to the needs of tenants, some are not.

Over the years, our staff have visited various rental units that could be deemed unfit for human habitation. Staff have witnessed various violations including: lack of heat, severe infestations, lack of egress, non-functional elevators serving occupants in wheelchairs, unsafe electrical systems, lack of hot water, severe mold and more. Anecdotally, staff have been told by renters living in these conditions that they fear reporting these issues for two main reasons; they have no place else to go if the unit is condemned and/or the landlord has threatened to evict them if they complain because their family size is too large for the unit.

By requiring a landlord to pay a relocation fee to the tenant if the unit is deemed unfit for human habitation, Bill 18-19 empowers tenants to speak up about major health and safety issues and provides them with a small financial safety net to help them relocate.

11

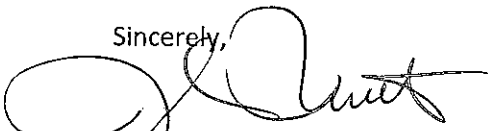
Habitat for Humanity Metro Maryland also supports the right of first refusal requirement. Many tenants have a strong connection to their neighborhoods and communities and may be forced out of a unit due to no fault of their own. It is only fair that tenants be offered a chance to move back into their home after the health and safety concerns are addressed.

We believe that the right of first refusal section could be improved by specifying the time within which a tenant must notify the former landlord of an intent to exercise the right (e.g., 15 days) and then a time period within which the tenant must move into the apartment (e.g., within 15 or 20 days of providing the notice). As written, the legislation is silent on these matters, which would allow the landlord to specify the time within which a former tenant must exercise the right. It is possible that a landlord would allow only a short period for the tenant to exercise the right. Such a short time frame would likely be inadequate for the former tenant to make necessary arrangements to prepare to move into the former apartment and may keep them from exercising that right.

It is critical that tenants feel they have a voice to report unresponsive landlords and unsafe living conditions without fear of eviction and retribution. Habitat for Humanity Metro Maryland urges support for Bill 18-19 as it plays an important role in furthering the rights of tenants and promoting safe housing in Montgomery County.

Thank you for your time and consideration.

Sincerely,



John Paukstis  
President & CEO  
Habitat for Humanity Metro Maryland, Inc.



3

July 12, 2019

Montgomery County Council  
Council Office Building  
100 Maryland Ave.  
Rockville, MD 20850

**Bill 18-19 – Landlord Tenant Relations – Relation Expenses (Support)**  
**and**  
**Bill 20-19 – Landlord Tenant Relations – Licensing of Rental Housing – Fee Exemption (Support)**

**Testimony for July 16, 2019**

**Jane Lyons, Maryland Advocacy Manager**

President Navarro and Councilmembers, thank you for the opportunity to speak today. I am here to urge your support for two bills, both of which advance the Coalition for Smarter Growth’s mission of creating more inclusive, livable communities.

First, **Bill 18-19** requires that if a tenant’s housing is condemned as unfit for human habitation, a landlord must make a relocation payment to the tenant and provide a tenant with right of first refusal. Given the current housing crisis, low-income tenants often have few choices but to locate in housing that is substandard but affordable. When that housing is condemned due to poor conditions for which the tenant is not responsible, the tenant must then face the expensive task of moving, possibly to a more expensive home.

Further, the right of first refusal provision ensures that tenants have the option to return to their homes after repairs. To truly have mixed-income, inclusive communities, we must protect renters, especially those at the highest risk of displacement due to health and safety violations. This is common sense legislation that would make Montgomery County a more welcoming place for low-income renters.

Next, **Bill 20-19** is linked to a familiar issue: accessory dwelling units. CSG and partner organizations that care about providing a diverse and affordable supply of housing have highlighted the numerous benefits of ADUs. One of the greatest benefits is allowing individuals with disabilities to live closer to caretakers or relatives – whether that be parents, siblings, children, or extended family. Similarly, individuals with disabilities can also benefit from the lower rents often offered for ADUs.

One of the biggest barriers to providing ADUs as a housing option for disabled individuals is the cost of licensing and constructing an ADU. Exempting the license fee for ADUs occupied by disabled individuals will help lower the overall cost of providing an ADU. In addition, we hope that the Council will pursue opportunities to assist homeowners, especially low-income homeowners, with ADU financing. Financing assistance can include partnering with banks, providing interest-free loans, and creating a financing guide.

This is a population that stands to benefit the most from ADUs; therefore, I urge you to help incentivize ADUs as a housing solution for individuals with disabilities, while also enabling greater integration into neighborhoods and community life.

Thank you for your time.

13



casenumber	casetype	casesubtype	city	zipcode	comments
150807	Complaint-SF	Solid Waste&Weeds	BETHESDA	20814	Apply for permits within 30 days to demolish or make repairs.
156483	Complaint-SF	Hoarding	CHEVY CHASE	20815	Posted condemnation notice that the unit is condemned due to unsanitary conditions and must be vacated immediately.
152098	Complaint-SF	Single Family	BETHESDA	20817	Home is condemned effective immediately and will be posted at a later date .was previously damaged by fire. Structure must be repaired, replaced, or torn down. All with proper permits obtained.
154472	Complaint-SF	Single Family - Vacant	BROOKEVILLE	20833	Accessory Structure #2"Install orange safety cone fencing around the overgrown open in-ground swimming pool at the front exterior. 10 day reinspection on 4/15/19.
154472	Complaint-SF	Single Family - Vacant	BROOKEVILLE	20833	Accessory Structure #1 (#20211) Per Emergency Field Notice issued, this vacant accessory structure with its severely dilapidated/ damaged roof and framing, walls, doors, windows, and no utilities is unfit for human habitation and presently cannot be used for its intended purpose. This structure is hereby condemned per posted placard and must not be reoccupied until it is demolished, removed, or repaired then reinspected by a County Housing Code Inspector. 75 day reinspection on 6/14/19.
154472	Complaint-SF	Single Family - Vacant	BROOKEVILLE	20833	Per Notice of Violation for Severe Conditions issued, secure/tarp the both (2) dilapidated/damaged and partially collapsed roofs on the accessory structures that have been condemned. 10 day reinspection on 4/4/19.
154472	Complaint-SF	Single Family - Vacant	BROOKEVILLE	20833	Accessory Structure #2/Swimming Pool Building--Per Emergency Field Notice issued, this vacant accessory structure with its severely dilapidated/damaged roof and framing, walls, doors, windows, and no utilities is unfit for human habitation and presently cannot be used for its intended purpose. This structure is hereby condemned per posted placard and must not be reoccupied until it is demolished, removed, or repaired and reinspected by a County Housing Code Inspector. 75 day reinspection on 6/14/19.
155227	Complaint-SF	Single Family	POOLESVILLE	20837	No utilities
154687	Complaint-SF	SF--Overcrowding	BOYDS	20841	Basement rooms are condemned due to lack of proper egress.

156641	Complaint-SF	Single Family	ROCKVILLE	20850	Residence is condemned due to extensive fire damage and disconnection of electric utility.
150874	Complaint-SF	Condominiums	ROCKVILLE	20850	
156736	Complaint-SF	Hoarding	ROCKVILLE	20852	The unit is condemned because it does not meet the minimum requirements for human habitation, and must be vacated immediately.
156570	Complaint-MF	Condominiums	ROCKVILLE	20852	This unit is condemned as unfit for human habitation due to compromised fire separation walls/ceilings, presence of mold on floors, walls & ceilings and no smoke or carbon monoxide alarms. This unit is unfit for human habitation and sleeping in this unit prohibited. This residence cannot be re-occupied until all violations are observed abated and condemnation status is lifted.
156558	Complaint-SF	Condominiums	ROCKVILLE	20852	This unit is condemned as unfit for human habitation due to compromised fire separation walls/ceilings, presence of mold on floors, walls and ceilings and no smoke or carbon monoxide alarms. Sleeping in this residence is prohibited. This residence cannot be re-occupied until all violations are observed abated and condemnation status is lifted.
154343	Complaint-SF	Condominiums	ROCKVILLE	20852	The unit is condemned do to biohazardous waste, Once professionally cleaned please contact for re-inspection.
152635	Complaint-SF	Single Family -	ROCKVILLE	20852	House unfit for human habitation.
153060	Complaint-SF	Solid Waste	ROCKVILLE	20853	
149590	Complaint-SF	Condominiums	ROCKVILLE	20853	Unit is Condemned, no operable bathroom, must correct cause prior to occupancy.
154534	Complaint-SF	Single Family	POTOMAC	20854	CONDEMNATION --- The property must be demolished, removed or repaired. Excessive fire damage.
154362	Complaint-SF	Single Family	ROCKVILLE	20855	Posted 24 hr EFN & NOVSC to restore electric & water utilities within 24 hours. Pepco-service disconnected due to request received from vacating occupant. WSSC-service disconnected due to unpaid account in the names of Leegni Edwards and Dominic Noland/Leegni Noland - Account balance is 905.41 + 169.00 reconnection fee = 1,074.41 total due. THIS RESIDENCE IS CONDEMNED. 5/13/2019 Owner did not attend scheduled re-inspection appointment to provide access.
151508	Complaint-SF	Single Family	ROCKVILLE	20855	Condemned as unfit for human habitation due to lack of electric service.

150230	Complaint-SF	Hoarding	ROCKVILLE	20855	Posted condemnation sign and an emergency field notice on the door that the house is condemned to do hoarding conditions and can not be occupied until corrected and inspected
156066	Complaint-SF	Weeds-Vacant	SANDY SPRING	20860	(DISREGARD ENTERED IN ERROR).
153001	Complaint-SF	Single Family	BURTONSVILLE	20866	Occupying a condemned area
156560	Complaint-SF	AA - Suspect	GERMANTOWN	20874	Remove all beds and bedding from room in basement that does not meet the minimum requirement for human habitation, emergency escape and/or rescue.
155377	Complaint-SF	SF--Overcrowding	GERMANTOWN	20874	If it is determined at some point in the future that these rooms are being utilized for sleeping and they lack egress, you will be issued civil citations in the amount of \$500 per room and \$750 for each day that the rooms are allowed to be occupied without egress.
155171	Complaint-SF	Utility Turn Off-	GERMANTOWN	20874	
154416	Complaint-SF	AA - Suspect	GERMANTOWN	20874	Basement rooms condemned due to lack of proper egress. EFN issued and signed May 9, 2019.
153440	Complaint-SF	Hoarding	GERMANTOWN	20874	Property is condemned due to unsafe and unsanitary conditions. Property may not be reoccupied until all housing code requirements are met.
153401	Complaint-SF	Condominiums	GERMANTOWN	20874	Room is condemned due to lack of proper egress. Room may not be reoccupied until all housing code requirements are met.
153037	Complaint-SF	Single Family	GERMANTOWN	20874	Basement rooms do not meet egress standards and may not be occupied. EFN Issued 1/3/19
152396	Administrative-SF	Rental Assistance	GERMANTOWN	20874	Basement is condemned and declared unfit for human habitation due to lack of proper egress. Basement may not be reoccupied until all housing code requirements are met.
151777	Complaint-SF	Single Family	GERMANTOWN	20874	
151054	Complaint-SF	Single Family	GERMANTOWN	20874	There is to be no sleeping in basement bedrooms due to lack of egress through windows.
153758	Administrative-SF	HOME	GERMANTOWN	20876	Room 1 may not be occupied due to lack of proper egress through window (Room has no window or direct access to outside whatsoever).
153520	Complaint-SF	Single Family	GERMANTOWN	20876	
153520	Complaint-SF	Single Family	GERMANTOWN	20876	Property condemned due to unsafe conditions and may not be reoccupied until all housing code requirements are met.

5

153123	Complaint-SF	Single Family	GERMANTOWN	20876	Posted condemnation placard and Emergency Field Notice on door of basement bedroom to discontinue use immediately for sleeping purposes. Posted Emergency Field Notice on the front door of the property owner's residential property to discontinue use of basement immediately for sleeping purposes.
151750	Complaint-SF	Single Family	GERMANTOWN	20876	Property is hereby condemned and declared for human habitation due to lack of heat. Property must meet Montgomery County code prior to occupancy. Call for inspection.
150722	Complaint-SF	AA - Suspect	GERMANTOWN	20876	Basement Bedroom does not meet the minimum requirements for emergency escape and or rescue and must be vacated immediately, remove all beds and bedding.
152241	Complaint-SF	SF--Overcrowding	GAITHERSBURG	20877	Basement rooms condemned due to lack of proper egress through windows. Rooms must be vacated and not reoccupied until all housing code requirements are met. EFN issued and signed on 2/4/19.
149743	Complaint-SF	SF--Overcrowding	GAITHERSBURG	20877	Basement rooms condemned due to lack of egress. EFN issued and signed 9/17/18.
149661	Complaint-SF	Hoarding	GAITHERSBURG	20878	Condemned as unfit for human habitation due to unhealthy sanitation issues. Must vacate and make repairs in a professional, workmanlike manner in compliance with housing maintenance standards.
156247	Complaint-SF	AA - Suspect	GAITHERSBURG	20879	All beds and bedding removed while onsite-room can not be used as sleeping area as there is no window/egress
154745	Complaint-SF	Single Family	GAITHERSBURG	20879	
151553	Administrative-SF	Rental Assistance	GAITHERSBURG	20879	Entire Basement--Per Emergency Field Notice issued, basement does not meet the County Code requirements for a habitable sleeping area, so all areas must be vacated for sleeping immediately due to lack of proper emergency egress door or windows to the immediate exterior. Do not reoccupy this area for sleeping, as failure to comply will result in the issuance of civil citations.
150740	Complaint-SF	SF--Overcrowding	GAITHERSBURG	20879	
150738	Complaint-SF	SF--Overcrowding	GAITHERSBURG	20879	
150738	Complaint-SF	SF--Overcrowding	GAITHERSBURG	20879	There is to be no sleeping in basement bedrooms due to lack of egress through windows and improper window well. For the proper way to correct contact Montgomery County Department of Permitting Service at 240-777-0311.

15

156295	Complaint-SF	Single Family	MONTGOMERY VILLAGE	20886	Per Emergency Field Notice and posted condemnation placard, unit must be vacated immediately due to fire damage that has resulted in lack of electrical and water services to unit. Unit has been deemed unfit for human habitation due to lack of electricity and water needed for bathing, toileting, lighting, ventilation, cooking, and/or proper sanitation. Owner must restore disconnected utility services and contact DHCA for reinspection prior to reoccupancy. Failure to comply will result in the immediate issuance of \$500.00 civil citation.
153931	Complaint-SF	Single Family	MONTGOMERY VILLAGE	20886	Per Emergency Field Notice and Condemnation placard posted, the entire unit is hereby condemned and unfit for human habitation due to severe fire damage to interior wall/ceilings/flooring; exterior walls, windows, doors, roofing, and siding; and lack of utilities required for ventilation, illumination, cooking, bathing, and sanitation.
153930	Complaint-SF	Single Family	MONTGOMERY VILLAGE	20886	Per Emergency Field Notice posted, this fire and water damaged dwelling is hereby deemed as unfit for human habitation due to broken window/ door openings; and fire and/or water damage to walls/ceilings/ flooring. Do not occupy this unit effective immediately as failure to comply will result in the immediate issuance of \$500.00 County civil citation.
153928	Complaint-SF	Single Family	MONTGOMERY VILLAGE	20886	Per Emergency Field Notice and Condemnation placard posted, the entire unit is hereby condemned and unfit for human habitat due to severely fire damage to interior wall/ceilings/flooring and exterior walls, windows, doors, roofing, and siding; as well as lack of utilities required for human habitation.
153867	Complaint-SF	Single Family	MONTGOMERY VILLAGE	20886	There is to be no sleeping in basement bedrooms due to lack of egress through windows. All beds and bedding must be removed immediately. *EFN issued and signed on 3/6/19
153555	Complaint-SF	Condominiums	MONTGOMERY VILLAGE	20886	Property condemned due to unsafe and unsanitary conditions. Property poses a threat to life and safety of occupants and public and may not be reoccupied until all housing code requirements are met. Must call 240-777-3628 for reinspection.
153555	Complaint-SF	Condominiums	MONTGOMERY VILLAGE	20886	EFN issued and signed on 3/27/19.

20

151935	Complaint-SF	SF--Overcrowding	MONTGOMERY VILLAGE	20886	Basement room one is hereby condemn due to lack of proper egress. EFN issued and signed November 8, 2018.
151905	Complaint-SF	Single Family	MONTGOMERY VILLAGE	20886	Basement rooms condemned due to no windows whatsoever and may not be reoccupied. EFN issued and signed on 2/4/19.
150245	Complaint-SF	Single Family	MONTGOMERY VILLAGE	20886	Per Emergency Field Notice posted at property on 8/15/18.
154718	Complaint-SF	Condominiums	KENSINGTON	20895	Condemned dwelling unit as unfit for human habitation due to fire smoke damage.
154717	Complaint-SF	Condominiums	KENSINGTON	20895	Condemned dwelling unit as unfit for human habitation due to fire smoke damage.
154716	Complaint-SF	Condominiums	KENSINGTON	20895	Condemned dwelling unit as unfit for human habitation due to fire smoke damage.
154715	Complaint-SF	Condominiums	KENSINGTON	20895	Condemned dwelling unit as unfit for human habitation due to water damage resulting from fire in unit above.
154714	Complaint-SF	Condominiums	KENSINGTON	20895	Condemned dwelling unit as unfit for human habitation due to water damage resulting from fire in unit above.
154707	Complaint-SF	Condominiums	KENSINGTON	20895	Condemned dwelling unit as unfit for human habitation due to fire, smoke and damage.
154706	Complaint-SF	Condominiums	KENSINGTON	20895	Condemned dwelling unit as unfit for human habitation due to fire smoke damage.
153711	Complaint-SF	Condominiums	KENSINGTON	20895	Condemned dwelling unit as unfit for human habitation due to fire damage.
152626	Complaint-SF	Solid Waste-Vacant	KENSINGTON	20895	You must apply for the appropriate permits to repair roof, windows and all Structural damage with in 30 days of this notice.
156367	Complaint-SF	AA - Suspect	SILVER SPRING	20901	3 Rooms in the basement are hereby condemned and ordered vacated immediately, as they do not meet the minimum requirements for human habitation, escape and/or rescue and not be used for sleeping, remove all beds and bedding immediately.
156000	Complaint-SF	SF--Overcrowding	SILVER SPRING	20901	Vacated while onsite-room can not be used as sleeping area due to lack of egress
156000	Complaint-SF	SF--Overcrowding	SILVER SPRING	20901	Condemned due to lack of egress and ordered vacated while onsite

155395	Complaint-SF	SF--Overcrowding	SILVER SPRING	20901	The first level family room does not meet the minimum requirements for human habitation, emergency escape and rescue openings and cannot be used for sleeping at anytime. Failure to comply will result in the issuance of civil citations immediately.
153902	Complaint-SF	SF--Overcrowding	SILVER SPRING	20901	The basement and the basement bedrooms have been condemned and ordered vacated immediately. The rooms do not meet the minimum requirements for human habitation, emergency escape and rescue openings and can not be used for sleeping. You must also remove the beds and bed frames from the basement.
153900	Complaint-SF	SF--Overcrowding	SILVER SPRING	20901	The basement and the basement rooms have been condemned and ordered vacated immediately. The basement and the rooms do not meet the minimum requirements for human habitation, emergency escape and rescue openings and cannot be used for sleeping. Failure to comply may result in the issuance of civil citations.
153900	Complaint-SF	SF--Overcrowding	SILVER SPRING	20901	
153553	Complaint-SF	SF--Overcrowding	SILVER SPRING	20901	The basement does not meet the minimum requirements for human habitation, emergency escape and rescue openings and cannot not be used for sleeping at anytime.
152367	Complaint-SF	AA - Suspect	SILVER SPRING	20901	The Basement does not meet the minimum requirements for escape and or rescued and must be vacted immediatly and not re-occupied.
150948	Complaint-SF	SF--Overcrowding	SILVER SPRING	20901	The sub-basement bedroom #5: does not meet the minimum requirements for human habitation, emergency escape and rescue openings and can not be used for sleeping at anytime. Failure to comply will result in the issuance of civil citations immediately. This sub-basement room is being used for combustion air for the gas furnace and the gas water heater.
150555	Complaint-SF	SF--Overcrowding	SILVER SPRING	20901	The basement and the basement bedrooms do not meet the minimum requirements for human habitation, emergency escape and rescue openings and can not be used as a separate apartment or for sleeping at any time. Failure to comply will result in the issuance of civil citations and emergency action to have the basement vacated.
149386	Complaint-MF	Multi-Family	SILVER SPRING	20901	the trash chute needs to be operable

156012	Complaint-SF	AA - Suspect	SILVER SPRING	20902	Basement does not meet the minimum requirements for human habitation, emergency escape and/or rescue and cannot be used for sleeping, remove all beds and bedding immediately.
153092	Complaint-SF	SF--Overcrowding	SILVER SPRING	20902	Issued an emergency field notice to remove bedding from the basement within 24 hours. This basement can not be used for sleeping because it does not have proper egress.
153006	Complaint-SF	SF--Overcrowding	SILVER SPRING	20902	The newly constructed addition has been condemned and ordered vacated. It has not been finished and does not meet the minimum requirements for human habitation. The addition does not have a use and occupancy permit and has not been approved by The Montgomery County Department of Permitting Services. Failure to comply will result in the issuance of civil citations.
153006	Complaint-SF	SF--Overcrowding	SILVER SPRING	20902	The illegal room connected to the utility room with the gas furnace and gas water heater can not be used as a bedroom. The room does not meet the minimum requirements for human habitation, emergency escape and rescue openings. Failure to comply will result in the issuance of civil citations.
152870	Complaint-SF	Solid Waste-Vacant	SILVER SPRING	20902	Dwelling is hereby condemned and deemed unfit for human habitation and human occupancy. Dwelling is damaged, dilapidated and unsafe, creating a hazard to the health or safety of the public. Lacks entirely or partly illumination, ventilation, heating, water supply, or sanitation facilities, as required by chapter. Must demolish, remove, or repair. Structure must be maintained in good repair.
152461	Complaint-SF	Single Family	SILVER SPRING	20902	Fire damage, owner vacated.
151882	Complaint-MF	Multi-Family	SILVER SPRING	20902	Issued, signed and posted an EFN & Condemnation placard, this structure is hereby condemned as unfit for human habitation due to the following conditions excessive mold and water damage. Sleeping in and or occupying this unit is not allowed. This unit can not be re-rented until inspected by Montgomery County Code Inspector.
151550	Complaint-SF	AA - Suspect	SILVER SPRING	20902	EFN issued all beds and bedding must be removed as bedrooms have been condemned and can not be used for sleeping

12



151211	Complaint-SF	Single Family	SILVER SPRING	20902	The basement can not be used for sleeping until an inspection has been made to verify that it fit for human habitation. (Note: This is an addendum to and shall become a part of this original violation notice. Research of the property reveals that there are open DPS Permits on the property. The permits and the construction work for this rental property have not been approved. You must contact The Department of Permitting Services, and obtain approval for all of the construction work in the basement.) The house and the basement remained condemned until approval is obtained from the Department of Permitting Services and the Department of Housing and Community Affairs. Failure to comply will result in the issuance of civil citations.
151211	Complaint-SF	Single Family	SILVER SPRING	20902	The house does not meet the minimum requirements for human habitation and does not have electric service: failing smoke detectors, no hot water, no refrigeration, no lights, etc.
151211	Complaint-SF	Single Family	SILVER SPRING	20902	Effective Immediately. The electric service has been turned off, therefore the house can not be reoccupied until an inspection is made to verify that the house is fit for human habitation. Please contact me if you have any questions about the condemnation.
151029	Complaint-SF	SF--Overcrowding	SILVER SPRING	20902	The basement and the five (5) basement rooms/bedrooms do not meet the minimum requirements for human habitation, emergency escape and rescue openings and can not be used for sleeping. You must remove all the beds and bed frames from the rooms and cease using these rooms as a sleeping area immediately. Failure to comply or give access on the reinspection date will result in the issuance of civil citations.
150269	Complaint-MF	Multi-Family	SILVER SPRING	20902	Fire Damaged Unit

149790	Complaint-SF	Hoarding	SILVER SPRING	20902	The house is very unsanitary and unfit for human habitation. The house does not meet the minimum requirements for human habitation, emergency escape and rescue openings. There is also mold and mildew in the bathrooms and the basement hallway ceiling. The house must be vacated immediately. Failure to comply will result in the issuance of civil citations and court action. The house can not be re-occupied until all the violations cited have been corrected, and inspected by the Montgomery County Department of Housing and Community Affairs Housing Code Enforcement section.
149649	Complaint-SF	Single Family	SILVER SPRING	20902	All beds and bedding have been removed and rooms can not be used for sleeping unless egress windows are installed. Info sheet enclosed.
154959	Complaint-SF	Condominiums	SILVER SPRING	20903	Effective immediately.
154959	Complaint-SF	Condominiums	SILVER SPRING	20903	The basement and the basement rooms do not meet the minimum requirements for human habitation, emergency escape and/or rescue openings and can not be used for sleeping. Failure to comply may result in the issuance of civil citations immediately.
154598	Complaint-SF	SF--Overcrowding	SILVER SPRING	20903	The basement and the basement bedrooms #1and #2 have been been condemned and ordered vacated immediately. The basement, and the bedrooms do not meet the minimum requirements for human habitation, emergency escape and rescue openings and cannot be used for sleeping. Failure to comply will result in the issuance of civil citations immediately.
153446	Complaint-SF	SF--Overcrowding	SILVER SPRING	20903	The garage/shed has been condemned and ordered vacated immediately. It does not meet the minimum requirements for human habitation, emergency escape and rescue openings and can not be used for sleeping. The beds must also be removed immediately.
152475	Complaint-MF	Multi-Family	SILVER SPRING	20903	EFN and placard posted on front door.
152475	Complaint-MF	Multi-Family	SILVER SPRING	20903	EFN and placard posted on front door.
152475	Complaint-MF	Multi-Family	SILVER SPRING	20903	EFN and placard posted on front door.
152475	Complaint-MF	Multi-Family	SILVER SPRING	20903	EFN and placard posted on front door.
152475	Complaint-MF	Multi-Family	SILVER SPRING	20903	EFN and placard posted on front door.
152475	Complaint-MF	Multi-Family	SILVER SPRING	20903	EFN and placard posted on front door.

152224	Complaint-SF	Single Family	SILVER SPRING	20903	The illegal basement apartment and the two bedrooms do not meet the minimum requirements for human habitation, emergency escape and rescue openings and can not be used for sleeping at anytime. Failure to comply may result in the issuance of civil citations.
152224	Complaint-SF	Single Family	SILVER SPRING	20903	No electric and no water service.
150387	Complaint-SF	SF--Overcrowding	SILVER SPRING	20903	The basement and the basement bedroom do not meet the minimum requirements for human habitation, emergency escape and/or rescue openings and must be vacated immediately.
150387	Complaint-SF	SF--Overcrowding	SILVER SPRING	20903	Replace or repair the heating system in the basement.
150084	Complaint-SF	Single Family	SILVER SPRING	20903	The basement and the illegal basement bedroom do not meet the minimum requirements for human habitation, emergency escape and rescue openings and can not be used for sleeping,. You must cease sleeping in the basement and remove the beds. Failure to comply may result in the issuance of civil citations immediately.
149696	Complaint-SF	Single Family -	SILVER SPRING	20903	Severe roof and structural damage.
156186	Complaint-MF	Multi-Family	SILVER SPRING	20904	The kitchen needs to be inspected by a DHCA code enforcement inspector prior to the unit being occupied by a resident once repairs have been completed.
153643	Complaint-SF	SF--Overcrowding	SILVER SPRING	20904	The basement and the sub-basement bedrooms have been condemned and ordered vacated immediately. The rooms donot meet the minimum requirements for human habitation, emergency escape and rescue openings and can not be used for sleeping. Failure to comply may result in the issuance of civil citations.
153071	Complaint-SF	SF--Overcrowding	SILVER SPRING	20904	The basement and the basement bedrooms do not meet the minimum requirements for human habitation, emergency escape and rescue openings and must be vacated immediately. Failure to comply will result in the issuance of civil citations.
152468	Complaint-SF	AA - Suspect	SILVER SPRING	20904	EFN issued giving 24 hours to vacate, egress window info sheet handed out
151626	Complaint-SF	Solid Waste	SILVER SPRING	20904	The basement and the basement bedrooms do not meet the minimum requirements for human habitation, emergency escape and rescue openings and can not be used for sleeping. Failure to comply will result in the issuance of civil citations immediately.

(12)

150695	Complaint-SF	Hoarding	SILVER SPRING	20904	The house is very unsanitary, does not have water and does not meet the minimum requirements for human habitation. The house is unfit for occupancy.
150349	Complaint-SF	Single Family	SILVER SPRING	20904	The basement and the illegal bedroom do not meet the minimum requirements for human habitation and for sleeping. You must cease using this area as a bedroom and for sleeping. Failure to comply will result in the issuance of civil citations.
149390	Complaint-SF	Rental Suspect	SILVER SPRING	20904	The attic has been condemned and ordered to vacate immediately. It does not meet the minimum requirements for human habitation, emergency escape and/or rescue openings. You must cease using the attic for sleeping purposes. Failure to comply may result in the issuance of civil citations. See emergency field notice signed on 7/19/18.
149390	Complaint-SF	Rental Suspect	SILVER SPRING	20904	The basement has been condemned and ordered to vacate immediately. It does not meet the minimum requirements for human habitation, emergency escape and/or rescue openings. You must cease using the basement for sleeping purposes. Failure to comply may result in the issuance of civil citations. See emergency field notice signed on 7/19/18.
154157	Complaint-SF	Single Family	SILVER SPRING	20905	Prior to renting property you must have a full inspection completed.
154130	Complaint-SF	Single Family -	SILVER SPRING	20905	
151593	Complaint-SF	Single Family	SILVER SPRING	20905	Apply for appropriate permits to demolish, remove or repair, unit within 30 days.
150395	Complaint-SF	Single Family	SILVER SPRING	20905	
150395	Complaint-SF	Single Family	SILVER SPRING	20905	The Premises at the said address is hereby condemned and is deemed unsafe for human habitation, do to multiple life safety violations.
154165	Complaint-SF	Condominiums	SILVER SPRING	20906	
154101	Complaint-SF	Hoarding	SILVER SPRING	20906	Unit is condemned due to housekeeping and clutter.
154019	Complaint-SF	Single Family	SILVER SPRING	20906	EFN issued ordering room be vacated immediately
153934	Complaint-SF	AA - Suspect	SILVER SPRING	20906	EFN issued ordering basement vacated
153624	Complaint-SF	AA - Suspect	SILVER SPRING	20906	EFN issued ordering both basement bedrooms vacated due to lack of egress /no windows
153503	Complaint-SF	Single Family	SILVER SPRING	20906	Vacate property immediately. Do not occupy until water service has been restored!
151910	Complaint-SF	Single Family	SILVER SPRING	20906	EFN issued ordering room vacated due to lack of egress
149773	Complaint-SF	Solid Waste	SILVER SPRING	20906	EFN posted and condemnation placard

25

149603	Complaint-SF	SF--Overcrowding	SILVER SPRING	20906	The entire unit has been condemned for emergency corrective actions, electrical wiring is unsafe, Obtain a certified, licensed electrician, apply for permits for work to be performed.
149344	Complaint-SF	SF--Overcrowding	SILVER SPRING	20906	EFN issued ordering basement bedroom 2 and 3 to be vacated due to lack of egress(window)
156635	Complaint-SF	AA - Suspect	SILVER SPRING	20910	EFN issued and posted ordering both bedrooms be vacated (window and window well)
155685	Complaint-MF	Multi-Family	SILVER SPRING	20910	
155685	Complaint-MF	Multi-Family	SILVER SPRING	20910	
155685	Complaint-MF	Multi-Family	SILVER SPRING	20910	
155685	Complaint-MF	Multi-Family	SILVER SPRING	20910	
155387	Complaint-MF	Hoarding	SILVER SPRING	20910	Placard posted and ordered vacate immediately. EFN issued and signed by management.
154107	Complaint-SF	AA - Suspect	SILVER SPRING	20910	Room in basement does not meet the minimum requirements for escape and/or rescue and must be vacated immediately. Remove all beds and bedding immediatley.
153798	Administrative-SF	HOME	SILVER SPRING	20910	The gas utility room has been condemned and ordered vacated immediately. The utility room does not meet the minimum requirements for human habitation and can not be used for sleeping. You must cease using this area as a bedroom immediately. Failure to comply will result in the issuance of civil citations.
153168	Complaint-SF	Single Family	SILVER SPRING	20910	Basement - illegal accessory. Basement bedrooms (2) are hereby condemned as they do not meet the minimum requirement for emergency escape and/or rescue and cannot be used for sleeping/bedrooms and must be vacated immediately. All beds and bedding must be removed immediately.
153129	Complaint-SF	Single Family	SILVER SPRING	20910	Basement illegal accessory apartment CONDEMNED AS UNFIT FOR HUMAN HABITATION effective immediately due to unsanitary conditions and lack of required smoke detectors.
153129	Complaint-SF	Single Family	SILVER SPRING	20910	Dwelling condemned as unfit for human habitation due to lack of electric service.
150945	Complaint-SF	Condominiums	SILVER SPRING	20910	Wall to existing bedroom without the proper permit and emergency egress.
154077	Complaint-SF	Single Family	TAKOMA PARK	20912	Condemned basement room used for sleeping due to lack of proper egress.

076

152769	Complaint-SF	Takoma Park-- SFC	TAKOMA PARK	20912	Posted a condemnation sign and an emergency field notice. The basement unit is condemned due to mold, no smoke detectors, peeling paint. unsanitary conditions, damaged ceilings, lack of proper egress for sleeping rooms, and an illegal accessory apartment
151015	Administrative-M	Triennial 100%	Takoma Park	20912	Property was condemned on 5/9/19 due to gas leak throughout property. Confirmed 5/23/19 Tenant is still occupying condemned structure.
151015	Administrative-M	Triennial 100%	Takoma Park	20912	Property was condemned on 5/9/19 due to gas leak throughout property. Confirmed 5/23/19 Tenant is still occupying condemned structure.
151015	Administrative-M	Triennial 100%	Takoma Park	20912	Property was condemned on 5/9/19 due to gas leak throughout property. Confirmed 5/23/19 Tenant is still occupying condemned structure.
151015	Administrative-M	Triennial 100%	Takoma Park	20912	Property was condemned on 5/9/19 due to gas leak throughout property. Confirmed 5/28/19 Tenant is still occupying condemned structure.
151015	Administrative-M	Triennial 100%	Takoma Park	20912	Property was condemned on 5/9/19 due to gas leak throughout property. Confirmed 5/28/19 Tenant is still occupying condemned structure.
151015	Administrative-M	Triennial 100%	Takoma Park	20912	Property was condemned on 5/9/19 due to gas leak throughout property. Confirmed 5/28/19 Tenant is still occupying condemned structure.

Zip Code	Complaints	%
20814	1	0.65%
20815	1	0.65%
20817	1	0.65%
20833	4	2.58%
20837	1	0.65%
20841	1	0.65%
20850	2	1.29%
20852	5	3.23%
20853	2	1.29%
20854	1	0.65%
20855	3	1.94%
20860	1	0.65%
20866	1	0.65%
20874	10	6.45%
20876	6	3.87%
20877	2	1.29%
20878	1	0.65%
20879	6	3.87%
20886	10	6.45%
20895	9	5.81%
20901	12	7.74%
20902	15	9.68%
20903	16	10.32%
20904	9	5.81%
20905	5	3.23%
20906	10	6.45%
20910	12	7.74%
20912	8	5.16%
<b>Total:</b>	<b>155</b>	<b>100.00%</b>

## AMENDMENT

To Bill 18-19

*Beginning on page 2, lines 3-6, change paragraph (a) to read:*

1       (a) Definitions. As used in this Section[[.]]:

2               Permanently displaced tenant means a tenant that is required to vacate  
3               rental housing for 30 days or more because the rental housing is  
4               condemned as unfit for human habitation under Section 26-13 through no  
5               fault of the tenant.

6               Temporarily displaced tenant means a tenant that is required to vacate  
7               rental housing for less than 30 days because the rental housing is  
8               condemned as unfit for human habitation under Section 26-13 through no  
9               fault of the tenant.

*Beginning on page 2, lines 9-27, change paragraph (c) to read:*

10       (c) Relocation amount.

11           (1) [[The relocation payment is the greater of:]] For a permanently  
12           displaced tenant, the landlord must, with 72 hours of the posting of  
13           the condemnation:

14           (A) return to the permanently displaced tenant their security  
15           deposit with required interest;

16           (B) pay to the permanently displaced tenant any pro rata rent for  
17           the remainder of the month; and

18           (C) pay to the permanently displaced tenant:

19           (i) 3 months' fair market value rent for a unit of  
20           comparable size, as established by the most current



1 Federal Department of Housing and Urban  
2 Development schedule of fair market rents for the  
3 Washington-Arlington-Alexandria area; or

4 [(B)] (ii) 3 months' of the tenant's actual rent at the time  
5 of relocation.

6 (2) For a temporarily displaced tenant, the landlord must, within 24  
7 hours of the posting of the condemnation:

8 (A) provide alternative, safe, legal, comparable housing, as  
9 determined by the Department, for the temporarily  
10 displaced tenant and their belongings for the term of the  
11 temporary vacancy; and

12 (B) pay for the costs of the immediate relocation of the  
13 temporarily displaced tenant and their belongings.

14 (C) At the end of the displacement period, the landlord must pay  
15 of the costs to move the tenant and their belongings back  
16 into their original rental unit.

17 (D) If the replacement unit provided under paragraph (c)(2)(a)  
18 is not comparable, the landlord must pay an approved  
19 allowance determined by regulation.

20 [(2) If a tenant is required to vacate the rental housing with less than 30  
21 days' notice, the relocation payment must also include either:

22 (A) 1 additional month's fair market value rent for a unit of  
23 comparable size, as established by the most current Federal  
24 Department of Housing and Urban Development schedule  
25 of fair market rents for the Washington-Arlington-  
26 Alexandria area; or

1                   (B) the provision of alternative, safe, and legal housing for 30  
2                   days after the tenant vacates.

3                   (3) The landlord must pay directly to a displaced tenant the relocation  
4                   payment within with 72 hours of the posting of the  
5                   condemnation.]]

*Beginning on page 3, lines 32-49, change paragraph (e) to read:*

6                   (e) [[Right of first refusal]] First right to reoccupy.

7                   (1) A landlord must provide a permanently displaced tenant with the  
8                   first right [[of first refusal]] to reoccupy rental housing on the site  
9                   once the rental housing becomes habitable.

10                  (2) The landlord must provide the permanently displaced tenant with  
11                  written notice of the tenant's first right [[of first refusal]] to  
12                  reoccupy. The notice must include the landlord's current address  
13                  and telephone number which the tenant can use to contact the  
14                  landlord.

15                  (3) It is the tenant's responsibility to provide the landlord with the  
16                  tenant's current address and/or telephone number to be used for  
17                  future notification.

18                  (4) When the rental housing becomes habitable, the landlord must give  
19                  written notice by certified mail to the tenant informing the tenant  
20                  that the housing is ready for occupancy.

21                  (5) If the landlord cannot locate a previous tenant after 2 attempts over  
22                  a 2-week period, the landlord is deemed to be in compliance with  
23                  [[the right of first refusal requirement]] the requirements of this  
24                  Section and the tenant's right [[of first refusal]] to reoccupy is  
25                  forfeited.

1           (6) A permanently displaced tenant may waive their right to reoccupy  
2           the rental housing at any time after displacement.

*Beginning on page 3, lines 50-52, change paragraph (f) to read:*

3           (f) Exception. A landlord is not required to provide a relocation payment or  
4           provide a first right [[of first refusal]] to reoccupy to any permanently  
5           displaced tenant if the rental housing is condemned due to events that are  
6           beyond the control of the landlord.

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