



Committee: Directly to Council
Committee Review: N/A
Staff: Christine Wellons, Legislative Attorney
Purpose: To introduce agenda item – no vote expected
Keywords: #NoRentIncreases
#RentStability

AGENDA ITEM #5A
April 14, 2020
Introduction

SUBJECT

Expedited Bill 18-20, Landlord-Tenant Relations – Rent Stabilization During Emergencies
Lead Sponsor: Councilmember Jawando
Co-Sponsors: Council President Katz, Councilmember Rice, and Councilmember Navarro

EXPECTED ATTENDEES

None

COUNCIL DECISION POINTS & COMMITTEE RECOMMENDATION

- N/A; Bill introduction

DESCRIPTION/ISSUE

Expedited Bill 18-20, Landlord-Tenant Relations – Rent Stabilization During Emergencies would: (1) prohibit the increase of residential rent during and after certain declared states of emergency; (2) prohibit certain notices to tenants; and (3) require certain notices to tenants.

SUMMARY OF KEY DISCUSSION POINTS

- N/A

This report contains:

Expedited Bill 18-20

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Expedited Bill No. 18-20
Concerning: Landlord-Tenant Relations
- Rent Stabilization During
Emergencies
Revised: 04/14/2020 Draft No. 4
Introduced: April 14, 2020
Expires: October 14, 2021
Enacted: [date]
Executive: [date signed]
Effective: [date takes effect]
Sunset Date: None
Ch. [#], Laws of Mont. Co. [year]

COUNTY COUNCIL FOR MONTGOMERY COUNTY, MARYLAND

Lead Sponsor: Councilmember Jawando
Co-Sponsors: Council President Katz, Councilmember Rice, and Councilmember Navarro

AN EXPEDITED ACT to:

- (1) prohibit the increase of rent during and after certain declared emergencies;
- (2) prohibit certain notices to tenants;
- (3) require certain notices to tenants; and
- (4) generally amend County law concerning landlord-tenant relations.

By adding

Montgomery County Code
Chapter 29, Landlord-Tenant Relations
Section 29-55

Boldface	<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 29-55 is added as follows:**

2 **29-55. Rent increases during states of emergency – prohibited**

3 (a) *Definitions.* In this Section, *emergency* means the catastrophic health
4 emergency declared by the Governor of Maryland on March 5, 2020, as
5 amended or extended by the Governor, under Section 14-3A-02 of the
6 Public Safety Article of the Maryland Code.

7 (b) *Rent increases – when prohibited.* A landlord must not increase a
8 tenant’s rent if:

9 (1) the rent increase would take effect during an emergency; or

10 (2) notice of the rent increase does not comply with subsection (c) and
11 Section 29-54.

12 (c) *Notices of rent adjustments.*

13 (1) During an emergency and within 30 days after the expiration of an
14 emergency, a landlord must not notify a tenant of a rent increase.

15 (2) A landlord must inform a tenant in writing to disregard any notice
16 of a rent increase if:

17 (A) the landlord provided the notice to the tenant prior to an
18 emergency; and

19 (B) the effective date of the increase would occur on or after the
20 date the emergency began.

21 (d) *Notice of expiration of emergency.* The Department must post on its
22 website information about the requirements of this Section, including the
23 date that an emergency expires, and the date that is 30 days after the
24 expiration of the emergency.

25 **Sec. 2. Expedited Effective Date.** The Council declares that this legislation is
26 necessary for the immediate protection of the public interest. This Act takes effect on
27 the date on which it becomes law.

28 **Sec. 3. Sunset date.** This Act must expire, and must have no further force or
29 effect, upon the 121st day following the expiration of the catastrophic health
30 emergency declared by the Governor of Maryland on March 5, 2020, as amended or
31 extended by the Governor.