

**COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND**  
**2025 Legislative Session**

Bill No. CB-017-2025

Chapter No. \_\_\_\_\_

Proposed and Presented by Council Member Oriadha

Introduced by \_\_\_\_\_

Co-Sponsors \_\_\_\_\_

Date of Introduction \_\_\_\_\_

**BILL**

1 AN ACT concerning

2 Landlord-Tenant Relations

3 For the purpose of providing for a certain relocation payment for certain housing deemed unfit  
4 for human habitation; providing for a certain first right to reoccupy certain rental housing; and  
5 generally regarding landlord-tenant relations.

6 BY repealing and reenacting with amendments:

7 SUBTITLE 13. HOUSING AND PROPERTY STANDARDS.

8 Section 13-169,

9 The Prince George's County Code

10 (2023 Edition; 2024 Supplement).

11 SECTION 1. BE IT ENACTED by the County Council of Prince George's County,  
12 Maryland, that Section 13-169 of the Prince George's County Code be and the same is hereby  
13 repealed and reenacted with amendments:

14 SUBTITLE 13. HOUSING AND PROPERTY STANDARDS.

15 DIVISION 3. LANDLORD-TENANT REGULATIONS.

16 SUBDIVISION 2. LANDLORD-TENANT CODE.

17 **Sec. 13-169. [Reserved.] Relocation expenses; first right to occupy.**

18 (a) Definitions. As used in this Section:

19 (1) Department means the Department of Permitting, Inspections and Enforcement.

20 [(1)] (2) Permanently displaced tenant means a tenant that is required to vacate rental  
21 housing for 30 days or more because the rental housing is condemned as unfit for human

1 habitation under Section 13-113 of this Code.

2 [(2)] (3) Temporarily displaced tenant means a tenant that is required to vacate rental  
3 housing for less than 30 days because the rental housing is condemned as unfit for human  
4 habitation under Section 13-113 of this Code.

5 (b) Relocation payment required. Except as provided in subsection (f), a landlord must  
6 pay a relocation payment to a permanently or temporarily displaced tenant.

7 (c) Relocation amount.

8 (1) Permanently displaced tenants. For a permanently displaced tenant, the landlord  
9 must, within 72 hours of the posting of the condemnation:

10 (A) return to the permanently displaced tenant the tenant's security deposit with  
11 required interest pursuant to Md. Real Property Code Ann., Sec. 8-203(e);

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

14 (C) pay to the permanently displaced tenant the greater of:

15 (i) 3 months' fair market value rent for a unit of comparable size, as  
16 established by the most current Federal Department of Housing and Urban Development  
17 schedule of fair market rents for the zip code of the rental housing being vacated; or

18 (ii) 3 months' of the tenant's rent under the lease at the time of relocation.

19 (2) Temporarily displaced tenants.

20 (A) For a temporarily displaced tenant, the landlord must, within 24 hours of the  
21 posting of the condemnation:

22 (i) provide alternative, safe, legal, comparable housing, as determined by  
23 the Department, for the temporarily displaced tenant and the tenant's belongings for the  
24 displacement period; and

25 (ii) pay for the costs of the immediate relocation of the temporarily  
26 displaced tenant and the tenant's belongings.

27 (B) At the end of the displacement period, the landlord must pay the costs to  
28 move the tenant and the tenant's belongings back to the tenant's original rental housing.

29 (C) If the replacement housing provided under subsection (c)(2)(A) is not  
30 comparable, the landlord must pay an approved allowance determined by Council resolution.

31 (D) A landlord must ensure that the lease in effect at the time of a temporarily

1 displaced tenant's return to the tenant's original rental housing contains lease provisions  
2 substantially similar to the lease in effect at the time of displacement, including provisions  
3 regarding the length of the lease term and the amount of rent due.

4 (3) Alternative payment.

5 (A) Notwithstanding the relocation payment required under this Section, a  
6 landlord and tenant may agree to an alternative arrangement if the alternative arrangement:

7 (i) is of equal benefit to the tenant; and

8 (ii) is evidenced by a written agreement between the tenant and the landlord  
9 that meets the criteria in subsection (c)(3)(B).

10 (B) A written agreement detailing the alternative arrangement must contain:

11 (i) the names of the current occupants of the condemned rental housing;

12 (ii) the address of the condemned rental housing;

13 (iii) a statement indicating the amount of the relocation payment to which  
14 the tenant is entitled under subsection (c)(1) or (c)(2);

15 (iv) a statement that the tenant has waived the right to the relocation  
16 payment;

17 (v) a description of the alternative arrangement; and

18 (vi) the address, if known, of the location to which the tenant plans to  
19 move.

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

23 (e) First right to reoccupy.

24 (1) A landlord must provide a permanently displaced tenant with the first right to  
25 reoccupy rental housing on the site once the rental housing becomes habitable.

26 (2) The landlord must provide the permanently displaced tenant with written  
27 notice of the tenant's first right to reoccupy. The notice must include the landlord's current  
28 address and telephone number which the tenant can use to contact the landlord.

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

31 (4) When the rental housing becomes habitable, the landlord must give written

1 notice by certified mail to the tenant informing the tenant that the housing is ready for  
2 occupancy.

3 (5) If the landlord cannot locate a previous tenant after 2 attempts over a 2-week  
4 period, the landlord is deemed to be in compliance with the requirements of this Section and the  
5 tenant's right to reoccupy is forfeited.

6 (6) A permanently displaced tenant must notify a landlord of the tenant's intent  
7 to reoccupy the rental housing within 15 days after the landlord notifies the tenant that the rental  
8 housing is ready to be occupied. A permanently displaced tenant must reoccupy the rental  
9 housing within 20 days after the tenant notifies a landlord of the tenant's intent to reoccupy the  
10 rental housing.

11 (7) A permanently displaced tenant may waive the right to reoccupy the rental  
12 housing at any time after displacement.

13 (f) Penalty. Any landlord issued a citation for a violation of Sec. 13-169 of this  
14 Subdivision shall be subject to a fine of up to One-Thousand Dollars (\$1,000). Each day a  
15 violation continues is a separate violation.

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

24 SECTION 3. BE IT FURTHER ENACTED that this Act shall take effect forty-five (45)  
25 calendar days after it becomes law.

Adopted this \_\_\_\_ day of \_\_\_\_\_, 2025.

COUNTY COUNCIL OF PRINCE  
GEORGE'S COUNTY, MARYLAND

BY: \_\_\_\_\_  
Jolene Ivey  
Chair

ATTEST:

\_\_\_\_\_  
Donna J. Brown  
Clerk of the Council

APPROVED:

DATE: \_\_\_\_\_ BY: \_\_\_\_\_  
Tara H. Jackson  
Acting 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.

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