



# Prince George's County Council

## Agenda Item Summary

**Meeting Date:** 11/19/2024

**Effective Date:**

**Reference No.:** CB-097-2024

**Chapter Number:**

**Draft No.:** 1

**Public Hearing Date:** 11/19/2024 @ 10:00 AM

**Proposer(s):** Oriadha

**Sponsor(s):** Oriadha, Blegay and Dernoga

**Item Title:** AN ACT CONCERNING LANDLORD-TENANT REGULATIONS - PROHIBITION OF RENT GOUGING for the purpose of preventing landlords exempt from rent stabilization regulations from raising rents excessively by capping annual increases at fifteen percent.

**Drafter:** Eric Irving, Fiscal & Legislative Specialist

**Resource Personnel:** Tiffany Hannon, Chief of Staff, Council District 7

### LEGISLATIVE HISTORY:

Date:	Acting Body:	Action:	Sent To:
09/24/2024	County Council	presented and referred	COW
	<b>Action Text:</b> This Council Bill was presented by Council Member Oriadha and referred to the Committee of the Whole.		
10/08/2024	COW	Held in Committee	
	<b>Action Text:</b> A motion was made by Council Member Oriadha, seconded by Council Member Fisher, that this Council Bill be Held in Committee. The motion carried by the following vote:  Aye: 8 Harrison, Dernoga, Blegay, Burroughs, Fisher, Olson, Oriadha and Watson  Absent: 1 Ivey  Abstain: 1 Hawkins		
10/15/2024	COW	rescheduled to a later date	
	<b>Action Text:</b> This Council Bill was rescheduled to a later date		
10/22/2024	COW	motion failed	

**Action Text:**

A motion was made by Council Member Oriadha, seconded by Council Member Blegay, that this Council Bill be Favorably recommended. The motion failed by the following vote:

Aye: 5 Dernoga, Blegay, Burroughs, Olson and Oriadha

Nay: 2 Ivey and Harrison

Absent: 1 Hawkins

Abstain: 2 Fisher and Watson

10/22/2024 COW motion failed

**Action Text:**

A motion was made by Chair Ivey, seconded by Vice Chair Harrison, that this Council Bill be held. The motion failed by the following vote:

Aye: 4 Ivey, Harrison, Fisher and Watson

Nay: 5 Dernoga, Blegay, Burroughs, Olson and Oriadha

Absent: 1 Hawkins

10/22/2024 COW Favorably County Council  
recommended

**Action Text:**

A motion was made by Council Member Oriadha, seconded by Council Member Blegay, that this Council Bill be Favorably recommended. The motion carried by the following vote:

Aye: 8 Harrison, Dernoga, Blegay, Burroughs, Hawkins, Olson, Oriadha and Watson

Nay: 1 Ivey

Abstain: 1 Fisher

10/22/2024 County Council introduced

**Action Text:**

This Council Bill was introduced by Council Members Oriadha, Blegay and Dernoga.

11/19/2024 County Council public hearing held

**Action Text:**

The public hearing for this Council Bill was held.

11/19/2024 County Council motion failed

**Action Text:**

A motion was made by Council Member Oriadha, seconded by Council Member Blegay, that this Council Bill be enacted. The motion failed by the following vote:

Aye: 5 Dernoga, Blegay, Burroughs, Olson and Oriadha

Nay: 1 Harrison

Absent: 2 Fisher and Watson

Abstain: 2 Ivey and Hawkins

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**AFFECTED CODE SECTIONS:**

13-147

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**BACKGROUND INFORMATION/FISCAL IMPACT:**

In February 2023, the Council enacted temporary protections for renters who might otherwise face excessive rent increases during the public health emergency. With those temporary measures set to expire, the Council considered CB-55-2024, which establishes a permanent rent stabilization program. That program generally limits rent increases to the Consumer Price Index plus allowances for capital improvements and a fair return. However, CB-55-2024 exempts certain rental units from these permanent protections, leaving some renters vulnerable to excessive rent increases. This bill addresses those renters by capping rent increases for otherwise exempt units under CB-55-2024 to fifteen percent during a 12-month period. Should the Council fail to enact CB-55-2024, this bill shall be null and void.

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**Document(s):** B2024097, CB-097-2024 Report, CB-097-2024 PAFI, CB-097-2024 OOL  
Comments