

PRINCE GEORGE'S COUNTY COUNCIL
COMMITTEE REPORT
2023 Legislative Session

Reference No.:	CB-051-2023
Draft No.:	1
Committee:	Health, Human Services, and Public Safety
Date:	04/11/2023
Action:	FAV

REPORT: Favorable 9-0-1: Council Members, Dernoga, Burroughs, Blegay, Burroughs, Hawkins, Fisher, Ivey, Oriadha, and Watson. Absent: Harrison. Abstains: Franklin

The Prince George's County Council sitting as the Committee of the Whole convened on April 11, 2023, to consider CB-051-2023, An Emergency Act Concerning Landlord Retaliation for Rent Stabilization for the purpose of declaring certain actions by Landlords as retaliation. This includes the termination of a lease to force a pre-existing tenant into a new lease for the purpose of avoiding the rent increase limitation established by the Rent Stabilization Act; and defining the term pre-existing tenant for this section of the County Code.

CB-051-2023 would clarify that retaliation will not be allowed. This will be accomplished by preventing the termination of a lease and then creating a new lease outside of the 3% maximum increase limit established in CB-007-2023, an act concerning rent stabilization. To further protect residents, this Bill would establish a process through which exemptions can be determined.

The bill amends the exemption clause of CB-007-2023 and creates a two-part process during which DHCD will review the applications and ensure they are aligned with all federal, state, and local requirements. In addition, the bill defines the term preexisting tenant.

As a result of members questions it was clarified that currently it is permissible for a landlord to provide a current tenant with a notice not to continue the lease, and then raise rent at a rate higher than the 3% limit established in CB-007-2023 to a new tenant. Furthermore, it was clarified that if a lease is renewed and the new lease takes effect prior to April 17, 2023, then the landlord may increase the rent by any amount. Only leases that are renewed and take effect after April 17, 2023, are limited to a maximum 3% increase of the monthly rental rate.

CB-051-2023 also seeks to add stronger language that clarifies that Senior Housing is not exempt and creates an application process. Assistance programs are anticipated to be a part of the solution long term. A workgroup is meeting through this year and will submit permanent legislation to ensure that residents are protected from property owners not acting in good faith.

The Office of the County Executive expressed concerns about enforcement of the act and noted that the County Executive has not taken a position.

After discussion, the Prince George's County Council, sitting as the Committee of the Whole voted CB-051-2023 out favorably, 9-0-1.