

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

Bill No. CB-017-2025

Chapter No. 11

Proposed and Presented by Council Vice Chair Oriadha

Introduced by Council Members Oriadha and Blegay

Co-Sponsors _____

Date of Introduction April 29, 2025

BILL

1 AN ACT concerning

2 Landlord-Tenant Relations

3 For the purpose of providing for a certain definition; providing for a certain relocation payment
4 for certain housing deemed unfit for human habitation; providing for certain exemptions from
5 relocation payments and providing for certain exemptions from first right to reoccupy certain
6 rental housing; providing for a certain proof of compliance; providing for a certain first right to
7 reoccupy certain rental housing; providing for a certain fine; and generally regarding landlord-
8 tenant relations.

9 BY repealing and reenacting with amendments:

10 SUBTITLE 13. HOUSING AND PROPERTY STANDARDS.

11 Section 13-169,

12 The Prince George's County Code

13 (2023 Edition; 2024 Supplement).

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16 repealed and reenacted with amendments:

17 **SUBTITLE 13. HOUSING AND PROPERTY STANDARDS.**

18 **DIVISION 3. LANDLORD-TENANT REGULATIONS.**

19 **SUBDIVISION 2. LANDLORD-TENANT CODE.**

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

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

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

2 ~~[(1)]~~ (2) Permanently displaced tenant means a tenant that is required to vacate rental
3 housing for 30 days or more because the rental housing is condemned as unfit for human
4 habitation under Section 13-113 of this Code.

5 ~~[(2)]~~ (3) Temporarily displaced tenant means a tenant that is required to vacate rental
6 housing for less than 30 days because the rental housing is condemned as unfit for human
7 habitation under Section 13-113 of this Code.

8 (b) (1) Relocation payment required. [Except as provided in subsection (f), a] A landlord
9 must pay a relocation payment to a permanently or temporarily displaced tenant.

10 (2) (A) Relocation payment not required. A landlord with five (5) or less dwelling
11 units is not required to provide a relocation payment.

12 (B) A landlord is not required to provide a relocation payment if the Director
13 determines that the rental housing is condemned due to a natural disaster.

14 (C) A landlord is not required to provide a relocation payment for a building
15 originally designed and constructed to contain only two (2) dwelling units, one of which the
16 owner currently occupies as a principal residence (domicile);

17 (c) Relocation amount.

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

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

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

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

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

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

29 (2) Temporarily displaced tenants.

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

1 (i) provide alternative, safe, legal, comparable housing, as determined by
 2 the Department, for the temporarily displaced tenant and the tenant’s belongings for the
 3 displacement period; and

4 (ii) pay for the costs of the immediate relocation of the temporarily
 5 displaced tenant and the tenant’s belongings.

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

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

10 (D) A landlord must ensure that the lease in effect at the time of a temporarily
 11 displaced tenant’s return to the tenant’s original rental housing contains lease provisions
 12 substantially similar to the lease in effect at the time of displacement, including provisions
 13 regarding the length of the lease term and the amount of rent due.

14 (3) Alternative payment.

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

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

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

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

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

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

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

25 (iv) a statement that the tenant has waived the right to the relocation
 26 payment;

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

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

30 (d) Proof of compliance. [Within 5 days after the displaced tenant vacates the rental
 31 housing, a] A landlord must [provide the Department with] retain a copy of the check or money

1 order provided to the displaced tenant and a receipt signed by the tenant for a period of five (5)
 2 years.

3 (e) First right to reoccupy.

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

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

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

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

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

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

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

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

27 SECTION 2. BE IT FURTHER ENACTED that the provisions of this Act are hereby
 28 declared to be severable; and, in the event that any section, subsection, paragraph, subparagraph,
 29 sentence, clause, phrase, or word of this Act is declared invalid or unconstitutional by a court of
 30 competent jurisdiction, such invalidity or unconstitutionality shall not affect the remaining
 31 words, phrases, clauses, sentences, subparagraphs, paragraphs, subsections, or sections of this

1 Act, since the same would have been enacted without the incorporation in this Act of any such
2 invalid or unconstitutional word, phrase, clause, sentence, paragraph, subparagraph, subsection,
3 or section.

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

Adopted this 27th day of May, 2025.

COUNTY COUNCIL OF PRINCE
GEORGE'S COUNTY, MARYLAND

BY: _____
Edward P. Burroughs III
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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**THE COUNTY EXECUTIVE HAVING FAILED TO RETURN THIS BILL WITH EITHER
HER APPROVAL OR VETO WITHIN TEN (10) DAYS AFTER THE DATE OF ITS
PRESENTATION TO HER, THIS BILL BECAME LAW ON JUNE 26, 2025.**