

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND
2022 Legislative Session

Bill No. CB-017-2022

Chapter No. _____

Proposed and Presented by Council Members Glaros

Introduced by _____

Co-Sponsors _____

Date of Introduction _____

BILL

1 AN ACT concerning

2 Rental Housing Data Collection

3 For the purpose of establishing certain procedures to collect and analyze certain rental housing
4 data; providing for a certain reporting requirement; providing for the annual collection of data;
5 providing for the use of certain forms; providing for the collection of data as specified; providing
6 for maintaining certain records; providing for certain reporting requirements for landlords of
7 common ownership communities; providing for certain filings by the governing body a common
8 ownership community; providing for the controlling of rental housing data surveys for the County;
9 requiring the publishing of certain information collected under certain circumstances; providing
10 for a certain civil penalty; and generally relating to rental housing data collection.

11 BY adding:

12 SUBTITLE 13. HOUSING AND PROPERTY

13 STANDARDS.

14 Section 13-180.01,

15 The Prince George's County Code

16 (2019 Edition; 2021 Supplement).

17 SECTION 1. BE IT ENACTED by the County Council of Prince George's County,
18 Maryland, that Section 13-180.01 of the Prince George's County Code be and the same is hereby
19 added:

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

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

SUBDIVISION 2. LANDLORD-TENANT CODE.

Sec. 13-180.01. Rental housing data collection.

(a) The County Executive shall establish procedures to collect and analyze housing data for rental dwelling units in the County, and must make every effort to centralize the data collection functions to minimize the burden for landlords.

(b) The reporting process is mandatory for landlords of licensed rental housing, including new dwelling units as they come on the market and all vacant units.

(c) The data must be collected annually.

(d) The County Executive or their designees must use a survey form for collecting data designed to minimize the repeated reporting of unchanged information, while maintaining an accurate data base.

(e) The housing data collected must be used to measure the supply and availability of rental housing, as well as other operating characteristics. Each landlord must provide the following to the County:

(1) The location of each rental facility, including the zip code;

(2) Structure type;

(3) Year built;

(4) Distribution of units by standard bedroom sizes;

(5) The number of units by bedroom size that were re-rented during the month;

(6) The number of vacant days applicable to those units;

(7) The rent charged for each rental unit;

(8) The rent charged for each re-rented unit before vacancy; and

(9) The new turnover rent charged for each re-rented unit.

(f) Each landlord must maintain records for each project on an aggregate basis containing the following information, that must be made available to the County upon request:

(1) A description of utilities that are included in the rent;

(2) The landlord's actual monthly utility costs, including gas, electric, heating, fuel, trash removal, and water and sewer;

(3) The availability of certain amenities, including air conditioning, wall-to-wall carpeting, dishwasher, garbage disposal, washer/dryer in apartment unit or on the site, patio-balcony, swimming pool and tennis courts;

1 (4) The actual operating expenses, by category;

2 (5) The actual operating revenues, by category;

3 (6) A schedule of any other fees and income; and

4 (7) Tenant rent/income ratio for prospective tenants that protects the confidentiality of
 5 personal income information and that is available to the landlord as part of the normal renting
 6 process.

7 (g) Each landlord of a rental dwelling unit in a common ownership community must report to
 8 the governing body of the common ownership community the rental status of each unit owned by
 9 the landlord. Any status change must be reported to the governing body, or its delegated agent,
 10 within 10 days after the change.

11 (h) The governing body of a common ownership community must file with the Department
 12 information provided by the landlord identifying each dwelling unit in the community that is rented
 13 by the owner to another person. The information must identify the unit and the name and address
 14 of the landlord to the extent that the landlord provides this information.

15 (i) The County Executive or their designees is primarily responsible for controlling rental
 16 housing data surveys for the County. The County Executive or their designees must share this
 17 information with other governmental agencies that need it without invading individual privacy. In
 18 this regard, the County Executive or their designees must coordinate survey activities with other
 19 County departments, and make available to the departments the results of all surveys in accordance
 20 with applicable procedure.

21 (j) The County Executive or their designees must publish, unless the publication is prohibited
 22 under State law, the information collected in the rental housing data survey on the County website,
 23 including a table listing all rental housing consisting of two or more dwelling units by unit type
 24 and building type.

25 (k) Any landlord who violates any provision of this Section is liable for payment of a civil
 26 penalty in an amount not to exceed \$1,000 for each 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 words,
 31 phrases, clauses, sentences, subparagraphs, paragraphs, subsections, or sections of this Act, since

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

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

Adopted this ____ day of _____, 2022.

COUNTY COUNCIL OF PRINCE
GEORGE'S COUNTY, MARYLAND

BY: _____
Calvin S. Hawkins, II
Chair

ATTEST:

Donna J. Brown
Clerk of the Council

APPROVED:

DATE: _____ BY: _____
Angela D. Alsobrooks
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.