

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 13 repealed and reenacted with amendments: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) Permanently displaced tenant means a tenant that is required to vacate rental
 20 housing for 30 days or more because the rental housing is condemned as unfit for human
 21 habitation under Section 13-113 of this Code.

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

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

6 (c) Relocation amount.

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

9 (A) return to the permanently displaced tenant the tenant's security deposit with
 10 required interest;

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

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

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

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

18 (2) Temporarily displaced tenants.

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

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

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

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

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

30 (D) A landlord must ensure that the lease in effect at the time of a temporarily
 31 displaced tenant's return to the tenant's original rental housing contains lease provisions

1 substantially similar to the lease in effect at the time of displacement, including provisions
 2 regarding the length of the lease term and the amount of rent due.

3 (3) Alternative payment.

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

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

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

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

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

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

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

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

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

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

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

22 (e) First right to reoccupy.

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

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

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

30 (4) When the rental housing becomes habitable, the landlord must give written
 31 notice by certified mail to the tenant informing the tenant that the housing is ready for

1 occupancy.

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

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

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

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

20 SECTION 3. BE IT FURTHER ENACTED that this Act shall take effect forty-five (45)
21 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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