



Prince George's County Council

Agenda Item Summary

Meeting Date: 1/28/2025

Effective Date:

Reference No.: CB-006-2025

Chapter Number:

Draft No.: 1

Public Hearing Date:

Proposer(s): Ivey, Watson, Olson and Oriadha

Sponsor(s): Ivey, Watson, Olson and Oriadha

Item Title: AN ACT CONCERNING PERMANENT RENT STABILIZATION FOR ALL SENIOR HOUSING for the purpose of establishing rent stabilization protections for all age-restricted senior rental units regardless of other exempted conditions.

Drafter: Eric Irving, Fiscal & Legislative Specialist

Resource Personnel: Amy J. Fry, Chief of Staff, Office of Council Member At-Large Ivey

LEGISLATIVE HISTORY:

Date:	Acting Body:	Action:	Sent To:
01/28/2025	County Council	presented and referred	PHED

Action Text:

This Council Bill was presented by Council Members Ivey, Watson, Olson and Oriadha and referred to the Planning, Housing and Economic Development Committee.

AFFECTED CODE SECTIONS:

13-147

BACKGROUND INFORMATION/FISCAL IMPACT:

On July 16, 2024, the County Council enacted CB-055-2024, which provided permanent protection for renters from excessive rent increases. These protections included a 4.5% annual cap on rent increases for age-restricted senior housing. The bill also broadly exempted rental units from regulation which met certain conditions, such as units constructed after 1999 or units owned by a tax-exempt organization. These broad exemptions had the effect of eliminating the rent cap on senior units that would otherwise be protected. This bill would prohibit the exemptions from applying to age-restricted senior housing, thereby extending rent stabilization protections to all senior housing.

Document(s): B2025006