

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND
2014 Legislative Session

Bill No. CB-17-2014

Chapter No. _____

Proposed and Presented by Council Member Campos

Introduced by _____

Co-Sponsors _____

Date of Introduction _____

BILL

1 AN ACT concerning

2 Senior Rental Leases

3 For the purpose of amending and adding to the Landlord-Tenant Code the requirement for
4 offering of a thirty-six month residential leases to persons of a certain age in certain residential
5 dwellings and generally relating to rental leases in Prince George's County.

6 BY repealing and reenacting with amendments:

7 SUBTITLE 13. HOUSING AND PROPERTY STANDARDS.

8 Sections 13-138 and 13-161,

9 The Prince George's County Code

10 (2011 Edition, 2012 Supplement).

11 BY adding:

12 SUBTITLE 13. HOUSING AND PROPERTY STANDARDS.

13 Sections 13-165 and 13-166,

14 The Prince George's County Code

15 (2011 Edition, 2012 Supplement).

16 SECTION 1. BE IT ENACTED by the County Council of Prince George's County,
17 Maryland, that Sections 13-138 and 13-161 of the Prince George's County Code be and the same
18 are hereby repealed and reenacted with amendments:

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

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

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

1 **Sec. 13-138. Definitions.**

2 (a) For the purposes of this Division (and Division 4), the following terms have the
3 meanings:

4 * * * * *

5 (13) **Senior tenant** means a person at least fifty-five (55) years of age at the time the
6 lease or renewal is offered.

7 * * * * *

8 **Sec. 13-161. Lease agreement; conditions.**

9 (a) As a condition precedent to the leasing of a dwelling unit in a multifamily rental
10 facility in this County, there shall be [either an oral lease between the landlord and tenant, where
11 such an oral lease is allowable under Maryland law, or] a written lease evidencing the
12 understanding of the parties which shall be executed by both the landlord and the tenant.

13 (b) The lease shall be subject to the following conditions:

14 (1) If the lease is in writing, it shall be executed in duplicate, one (1) copy of which
15 shall be provided to the tenant at the time of execution.

16 (2) The lease shall be for an initial term as shall be specified and renewable for such
17 additional term, if any, as shall be specified, except as provided under Section 13-166. Such
18 renewing shall be at the tenant's option. All terms and conditions of renewals shall be the same
19 as for the initial term, except as provided under Section 13-166 or as may be otherwise agreed to
20 by the parties, and except for lawful rent increases.

21 * * * * *

22 SECTION 2. BE IT ENACTED by the County Council of Prince George's County,
23 Maryland, that Sections 13-165 and 13-166 of the Prince George's County Code be and the same
24 are hereby added:

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

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

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

28 **Sec. 13-165. Senior rental leases; authority and purpose.**

29 The purpose of this section is to protect the tenancies of certain County households and
30 residents in the rental housing market. The County Council finds that senior or older tenants,
31 particularly those on limited or fixed incomes, can experience hardships in maintaining rental

1 housing accommodations and that it is in the best interests of public health, safety and welfare to
2 regulate the leasing of rental housing for seniors in the County.

3 **Sec. 13-166. Senior rental leases, offered.**

4 (a) On or after January 1, 2015, a landlord, in a multifamily rental facility, shall offer an
5 initial lease or, when a current lease expires, a renewal lease, with a lease term of at least thirty-
6 six (36) months to a senior tenant, unless the senior tenant otherwise agrees to a lesser lease
7 term.

8 (b) The initial or renewal lease offered under subsection (a) above shall also comply with
9 Sections 13-161, 13-162 and 13-163 of this subdivision.

10 SECTION 3. BE IT FURTHER ENACTED that the provisions of this Act are hereby
11 declared to be severable; and, in the event that any section, subsection, paragraph, subparagraph,
12 sentence, clause, phrase, or word of this Act is declared invalid or unconstitutional by a court of
13 competent jurisdiction, such invalidity or unconstitutionality shall not affect the remaining
14 words, phrases, clauses, sentences, subparagraphs, paragraphs, subsections, or sections of this
15 Act, since the same would have been enacted without the incorporation in this Act of any such
16 invalid or unconstitutional word, phrase, clause, sentence, subparagraph, subsection, or section.

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

Adopted this ____ day of _____, 2014.

COUNTY COUNCIL OF PRINCE
GEORGE'S COUNTY, MARYLAND

BY: _____
Mel Franklin
Chairman

ATTEST:

Redis C. Floyd
Clerk of the Council

APPROVED:

DATE: _____ BY: _____
Rushern L. Baker, III
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.