

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND
2017 Legislative Session

Bill No. CB-86-2017

Chapter No. _____

Proposed and Presented by Council Member Taveras

Introduced by _____

Co-Sponsors _____

Date of Introduction _____

BILL

1 AN ACT concerning

2 Relocation Assistance

3 For the purpose of providing relocation assistance for the demolition, redevelopment or
4 condemnation of certain rental properties under circumstances, and generally regarding
5 relocation assistance.

6 BY adding:

7 SUBTITLE 13. HOUSING AND PROPERTY
8 STANDARDS.

9 Sections 13-180.01 and 13-180.02
10 The Prince George's County Code
11 (2015 Edition; 2016 Supplement).

12 SECTION 1. BE IT ENACTED by the County Council of Prince George's County,
13 Maryland, that Sections 13-180.01 and 13-180.02 of the Prince George's County Code be and the
14 same are hereby added:

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

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

17 **SUBDIVISION 2. LANDLORD TENANT CODE.**

18 **Sec. 13-180.01 Relocation assistance - Demolition, redevelopment or condemnation.**

19 (a) In addition to any relocation assistance required by any other Federal, State or County
20 law, owners of rental properties shall be required to pay one lease holder for each rental
21 agreement an amount based on the current fair market value rent as determined by the County

1 within three (3) business days of the lease holder(s) vacating the property, as specified below:

2 (1) The owner of any multi-family rental building containing four (4) or more rental
3 units shall be required to pay one lease holder for each rental agreement relocation assistance in
4 an amount equal to three (3) months current fair market value rent as determined by the County
5 within three (3) business days of vacating if the lease holder is required to vacate due to pending
6 demolition or redevelopment of the property, condemnation of the property, sale of the property,
7 conversion of the property to condominium units or a cooperative, or any other act that ends the
8 use of the property as rental housing, except when the condemnation or other act ending the use
9 of the property as rental housing directly results from:

10 (A) Conditions caused by a tenant's illegal conduct; or

11 (B) Acquisition of the property by eminent domain; or

12 (C) Conditions which could not reasonably be prevented arising from or caused
13 by a natural disaster, such as a hurricane, tornado or earthquake; or

14 (D) When all lease holders required to vacate multi-family rental buildings are
15 provided at least eighteen (18) months prior notice to vacate when the notice is issued as a result
16 of any redevelopment of the property.

17 (2) In the event any lease holder under subsection (a) is delinquent in rent when they
18 vacate the premises, the property owner may reduce the relocation assistance payment required
19 by this section by the amount of the delinquency.

20 (3) The County may, in its discretion, grant an exception to all or part of the
21 relocation assistance required by this section for special circumstances, such as:

22 (A) Owner paying the cost for temporary housing when the lease holder is
23 required to temporarily vacate, which the lease holder accepts;

24 (B) Owner paying the cost of moving expenses while providing suitable,
25 comparable replacement rental unit which the lease holder accepts; or

26 (C) Other circumstances in which owner addresses the relocation to the lease
27 holder's satisfaction.

28 **Sec. 13-180.02. Relocation assistance; rental of single family homes.**

29 (a) The owner-occupant of any single family home who engages in a rental of part of that
30 home to one or more persons who are lease holders with individual rental agreements for
31 residential purposes shall, if such rental violates the County Code and the violation requires the

1 ending of the use of the property as rental housing, be required to pay one lease holder for each
2 rental agreement, an amount equal to three (3) months current rent as specified in the rental
3 agreement within three (3) business days of the lease holder(s) vacating the property as a result
4 of such violations. An exception to a violation of the County Code is when the condemnation or
5 other act ending the use of the property as rental housing directly results from:

6 1. Conditions caused by a tenant's illegal conduct; or

7 2. Acquisition of the property by eminent domain; or

8 3. Conditions which could not reasonably be prevented arising from or caused by a
9 natural disaster, such as a hurricane, tornado or earthquake; or

10 4. When all lease holders required to vacate multi-family rental buildings are
11 provided at least eighteen (18) months prior notice to vacate when the notice is issued as a result
12 of any redevelopment of the property.

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

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

Adopted this ____ day of _____, 2017.

COUNTY COUNCIL OF PRINCE
GEORGE'S COUNTY, MARYLAND

BY: _____
Derrick Leon Davis
Chairman

ATTEST:

Redis C. Floyd
Clerk of the Council

APPROVED:

DATE: _____

BY: _____
Rushern L. Baker, III
County Executive