

From: [Bell, Terry L.](#)
To: [Aheart, Charlotte D.](#)
Cc: [Ivey, Jolene](#); [Young, Monica J.](#)
Subject: CB-78-2020 - An Emergency Act regarding Rent Increases
Date: Monday, October 5, 2020 8:56:01 PM
Attachments: [image002.png](#)

Charlotte,

Please find below our comments regarding CB-78-2020.

The County Executive is in agreement with the *spirit* of this bill that would prohibit rent increases above a certain amount during the COVID-19 Public Health Crisis. However, there are several concerns from the Department of Permits and Inspections. Please note the concerns below:

- This bill would significantly impact DPIE's workload by placing responsibilities on the agency that should be the responsibility of Landlord-Tenant Court (This bill forces the agency into policing landlords)
- This legislation would require DPIE to monitor rent increases, impose late fees and investigate, among other things, whether a landlord makes certain notifications about rent increases, late fees or penalties to tenants
- It places the burden of notification on DPIE for the 20,000 single-family landlords and 400-plus multifamily landlords who hold rental licenses
- DPIE would be charged with delivering letter notifications to more than 400 landlords, as email addresses are not known for most of the County's landlords because this information is not captured on the rental license application
- Fiscal Impact – DPIE would need at least two additional inspectors, two cars, two computers and administrative support at a cost of \$200,000.

Additionally, DHCD has expressed concerns on how the 2.6% rent increase was determined, as rent increases for subsidized rental assistance programs are approved based on a rent reasonableness determination for all the units without regard for whether the units are covered by the Governor's State of Emergency or protected by previous legislation.

Thank you for allowing us the opportunity to provide comments on this bill.

Terry L. Bell, Esq.

Office of the County Executive
Liaison to the Prince George's
County Council
Wayne K. Curry Building
1301 McCormick Drive
Largo, MD 20774
Office: 301-780-2953
Mobile: 240-623-4592



Angela D. Alsbrooks
County Executive
"Prince George's Proud"



<https://www.princegeorgescountymd.gov/559/Board-of-Elections>