



Prince George's County Council

Agenda Item Summary

Meeting Date: 4/25/2023

Effective Date: 5/11/2023

Reference No.: CB-051-2023

Chapter Number: 25

Draft No.: 1

Public Hearing Date: 04/25/2023 @ 11:00 AM

Proposer(s): Oriadha, Ivey, Blegay and Burroughs

Sponsor(s): Oriadha, Ivey, Blegay, Burroughs, Watson, Dernoga and Hawkins

Item Title: AN EMERGENCY ACT CONCERNING LANDLORD RETALIATION FOR RENT STABILIZATION for the purpose of declaring certain actions by Landlords as retaliation to include the termination of a lease in order to force a pre-existing tenant into a new lease for the purpose of avoiding the rent increase limitation established by the Rent Stabilization Act; and defining the term pre-existing tenant for this section.

Drafter: Amanda Denison, Chief Legislative Officer

Resource Personnel:

LEGISLATIVE HISTORY:

Date:	Acting Body:	Action:	Sent To:
04/04/2023	County Council	introduced and referred	COW
	Action Text: This Council Bill was introduced by Council Members Oriadha, Ivey, Blegay, Burroughs, Watson, Dernoga and Hawkins and referred to the Committee of the Whole.		
04/04/2023	County Council	introduced and referred	COW
	Action Text: Chair Dernoga read a corrected title and this Council Bill was reintroduced by Council Members Oriadha, Ivey, Blegay, Burroughs, Watson, Dernoga and Hawkins and referred to the Committee of the Whole.		
04/11/2023	COW	Favorably recommended	
	Action Text: A motion was made by Council Member Oriadha, seconded by Chair Dernoga, that this Council Bill be Favorably recommended. The motion carried by the following vote: Aye: 9 Olson, Watson, Hawkins, Oriadha, Ivey, Burroughs, Fisher, Dernoga and Blegay Absent: 1 Harrison Abstain: 1 Franklin		

04/25/2023 County Council public hearing held

Action Text:

The public hearing for this Council Bill was held.

04/25/2023 County Council enacted

Action Text:

A motion was made by Council Member Oriadha, seconded by Council Member Ivey, that this Council Bill be enacted. The motion carried by the following vote:

Aye: 9 Hawkins, Blegay, Dernoga, Watson, Olson, Burroughs, Ivey, Oriadha and Franklin

Absent: 2 Harrison and Fisher

05/11/2023 County Executive signed

Action Text:

This Council Bill was signed

AFFECTED CODE SECTIONS:

13-160 13-144

BACKGROUND INFORMATION/FISCAL IMPACT:

For the purpose of declaring certain actions by Landlords as retaliation to include the termination of a lease in order to force a pre-existing tenant into a new lease for the purpose of avoiding the rent increase limitation established by the Rent Stabilization Act; and to clarify that Landlords may increase monthly rental rates of units, not subject to the Rent Stabilization Act, so long as those units are subject to a new lease and not with a pre-existing tenant; and defining the term new lease and pre-existing tenant for this section.

A public emergency exists affecting the public health, safety, and welfare; said emergency being the threat of homelessness due to a lack of affordable housing.

Document(s): B2023051, CB-051-2023 Summary, CB-051-2023 Report