

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND
2012 Legislative Session

Bill No. CB-27-2012

Chapter No. _____

Proposed and Presented by Council Members Campos and Lehman

Introduced by _____

Co-Sponsors _____

Date of Introduction _____

BILL

1 AN ACT concerning

2 Single Family Rental Housing License Requirements

3 For the purpose of amending the rental housing license requirements for single family buildings
4 in Prince George’s County; and generally relating to rental housing licenses.

5 BY repealing and reenacting with amendments:

6 SUBTITLE 13. HOUSING AND PROPERTY STANDARDS.

7 DIVISION 4. RENTAL HOUSING

8 Sections 13-181, 13-182, 13-182.01, 13-186, 13-187

9 and 13-189

10 The Prince George's County Code

11 (2007 Edition, 2010 Supplement)

12 BY repealing and reenacting with amendments:

13 SUBTITLE 13. HOUSING AND PROPERTY STANDARDS.

14 DIVISION 11. COMMON OWNERSHIP

15 COMMUNITIES PROGRAM.

16 Section 13-318

17 The Prince George's County Code

18 (2007 Edition, 2010 Supplement)

19 BY repealing and reenacting with amendments:

20 SUBTITLE 13. HOUSING AND PROPERTY STANDARDS.

21 DIVISION 12. NOTICE CONCERNING RESIDENTIAL

PROPERTY SUBJECT TO FORECLOSURE.
Sections 13-1101, 13-1102, 13-1103, 13-1104 and 13-1105
The Prince George's County Code
(2007 Edition, 2010 Supplement)

BY adding:

SUBTITLE 13. HOUSING AND PROPERTY STANDARDS.
DIVISION 13. SINGLE FAMILY RENTAL HOUSING
Sections 13-325, 13-326, 13-327, 13-328, 13-329, 13-330, 13-331,
13-332, 13-333, 13-334, 13-335 and 13-336
The Prince George's County Code
(2007 Edition, 2010 Supplement)

SECTION 1. BE IT ENACTED by the County Council of Prince George's County,
Maryland, that

SUBTITLE 13. HOUSING AND PROPERTY STANDARDS.
DIVISION 4. MULTI-FAMILY RENTAL HOUSING.

Sec. 13-181. License required.

(a) No person shall conduct or operate or cause to be operated either as owner, lessee, agent, or in any other capacity within the County [any single-family rental facility or] any multifamily rental facility as defined in Section 13-138(a) without having first obtained a license as provided in this Division. [By December 31, 1993, the legal owner of record of each single-family rental facility shall apply with applicable fee to the Director for a license to operate. Notwithstanding the above, any single-family rental facility that has a valid application pending may continue to operate without a license until its issuance or denial is established within this Division.]

(b) Implementation of this Division shall be established by procedures adopted by the Director.

[(c) Notwithstanding the provisions of Subsection (a), above, no license shall be required for a single-family rental facility in any of the following circumstances:

- (1) If the tenant is the landlord's parent, son, daughter, sibling, grandchild, grandparent, or in-law;

1 (2) If the landlord is an active member of any branch of the United States Armed
2 Forces, Diplomatic Corps, or Foreign Service who maintains the subject property as her or his
3 domicile and permanent residence; or

4 (3) If the landlord has been relocated for employment or education, maintains the
5 subject property as her or his domicile and permanent residence, and the subject property has not
6 been leased for more than two (2) consecutive years.]

7 **Sec. 13-182. License application; existing or new premises.**

8 (a) The legal owner of record of each existing [single-family rental facility or] multifamily
9 rental facility shall make written application to the Director for a license for such use, on a form
10 to be supplied by the Director and containing such information as necessary to administer and
11 enforce the provisions of, and to insure compliance with the provisions of, this Division and the
12 Housing Code in its entirety. Such information shall include, but shall not be limited to, the
13 name and address of the owner's mortgage holder. There shall be a continuing obligation on the
14 part of the license holder to update the information on the application and/or to supply
15 information not previously submitted. In addition, the legal owner of record of each such
16 multifamily rental facility newly constructed shall make written application to the Director for a
17 license, as herein provided, prior to any initial occupancy.

18 [(b) No license for a single-family rental facility will be granted until the premise meets the
19 minimum standards of the County Code.]

20 **Sec. 13-182.01. Exemptions from licensing requirements.**

21 Notwithstanding any other provision of this Division, any property which is located within
22 an incorporated municipality which issues [single-family] multifamily rental facility licenses
23 under its own Housing Code after an inspection to ascertain compliance thereto is hereby
24 exempted from the single-family licensing requirement of this Division.

25 * * * * *

26 **Sec. 13-186. Termination of license on change of ownership; procedures for a new license;
27 penalties for failure to apply; term of license.**

28 (a) A license issued under this Division is not transferable and terminates upon change of
29 ownership.

30 (b) The purchaser of a licensed [single-family or] multifamily rental facility may
31 conduct/operate the property provided an application for a new license is submitted to the

1 Director prior to actual change of ownership or control of the property or its assets. In addition
2 to other required information, a purchaser's application for a license must be accompanied by a
3 certification of the date transfer is to take place.

4 (c) If a purchaser fails to apply for a new license as required in Subsection (b) of this
5 Section, a late fee of an additional twenty percent (20%) of the prorated licensing fee due for
6 each month, or portion thereof, the [single-family or] multifamily rental facility was operated
7 and/or occupied without a valid license will be assessed.

8 (d) The term for a new license shall begin on the date the application with appropriate fee
9 was received by the Director.

10 (e) The term for the initial [single-family] multifamily rental facility license shall begin on
11 the date the license was issued by the Director.

12 * * * * *

13 **Sec. 13-189. Schedule of fees; refunds; review of fees.**

14 (a) At the time of application for the initial license or for license renewal, the Director
15 shall collect a license and inspection fee of Fifty Dollars (\$50.00) for a multifamily rental facility
16 for each dwelling unit[, and Seventy-five Dollars (\$75.00) for a single-family rental facility for
17 each dwelling unit]. The license shall be for a two (2) year period.

18 (1) The above license and inspection fees shall be tendered with the application for
19 the first issuance of a license and thereafter on or before the date for license renewal. The
20 license fee shall be subject to a twenty percent (20%) penalty per month, or any portion thereof,
21 beyond the date due and payable. The Director shall have the authority to grant exceptions to or
22 to mitigate the penalty upon a showing by the licensee or applicant of good cause for untimely
23 payment.

24 (b) Except as provided for the transfer of license, no refunds of license and inspection fees
25 shall be made to those discontinuing operation or who sell, transfer, give away, or otherwise
26 dispose of a licensed building to another person. In the event it is determined by the Director
27 that an application shall be denied due to legal restrictions that prohibit the issuance of the
28 license, the applicant's tendered fees will be returned.

29 (c) The schedule of fees shall be subject to review and revision periodically as experience
30 dictates to insure that the fees are equitable and in line with costs of administration of this

1 Division. [The fees for single-family rental facilities shall only be amended by Council
2 Resolution.]

3 **Sec. 13-187. License suspension or revocation; procedure; revalidation and reissuance.**

4 (a) A license once issued or reissued may be suspended or revoked upon a finding by the
5 Director that one (1) or more of the requirements of this Code has been violated, where the
6 violations constitute a serious threat to the health and safety of the occupants, or upon the
7 unreasonable failure of the licensee to comply with a notice of violation.

8 (1) A license may be suspended immediately without hearing upon written notice to
9 the landlord setting forth the grounds for the suspension. The suspension shall terminate and the
10 license shall be revalidated immediately upon correction by the landlord of the violations causing
11 the suspension. The suspension shall expire and the license shall automatically be revalidated in
12 thirty (30) days unless, during that period, the Director Initiates action to revoke the license by
13 sending notice of hearing as provided in subparagraph (2), below.

14 (2) No license shall be revoked hereunder without the Director first holding a hearing
15 to consider the action and giving the licensee at least five (5) working days written notice of the
16 time, place, and date of the hearing. The notice shall set forth the grounds for the revocation.
17 Once a license has been revoked, the Director may proceed with appropriate enforcement action
18 as provided.

19 (b) Reissuance of a license that has been revoked, or denied upon application for renewal,
20 shall be subject to payment of the full amount of the applicable license and inspection fee [except
21 that, at the discretion of the Director, the license may be reissued on a six (6) month basis. When
22 an inspection confirms that a property on a six (6) month licensing schedule is being maintained
23 to Code standards it shall then be placed on an annual licensing schedule for a period not to
24 exceed three (3) years. The fee for such six (6) month or annual license shall be the same as
25 normally required for a two year license and shall double, progressively, for any subsequent
26 denial or revocation which may occur prior to expiration of the six (6) month or three (3) year
27 annual licensing term. Such a decision of the Director may be appealed to the Board of
28 Administrative Appeals if filed within thirty (30) calendar days.

29 (c) When a license has been suspended or revoked or an application for a license has been
30 denied, it shall be unlawful for the licensee or any person to let for occupancy or use any
31 dwelling unit then vacant or becoming vacant until a license has been reissued or revalidated.

1 (d) Upon suspension, revocation, denial, or expiration of a license, a notice, provided by
2 the Department of Environmental Resources, shall be posted and publicly displayed in the rental
3 office or upon the property, as the Director determines, which shall state as follows:

"OCCUPANCY OF ANY DWELLING UNIT IN THIS
BUILDING/PROJECT NOW VACANT OR BECOMING
VACANT IS UNLAWFUL UNTIL A LICENSE TO OPERATE
HAS BEEN OBTAINED AND IS DISPLAYED ON THE
PREMISES."

4 It shall be unlawful for any person to remove such notice until a license has been obtained.

5 (e) Any issued license which is suspended or revoked shall be returned to the Director.

6 (f) The notice of suspension, revocation, or denial of a license shall advise the person
7 notified of his right of appeal of such notice in accordance with Section 111.1 of the Housing
8 Code.

9 * * * * *

10 SECTION 2. BE IT ENACTED by the County Council of Prince George's County,
11 Maryland, that Section 13-318 of the Prince George's County Code be and the same is hereby
12 repealed and reenacted with amendments:

13 **Sec. 13-318. Registration.**

14 (a) A Common Ownership Community shall register with the Office on or before
15 December 31 of each year, and identify its elected leadership and managing agents, on a form
16 provided by the Office.

17 (b) The Common Ownership Community shall provide to the Office, at the time of
18 registration under this subsection, a listing of all dwelling units, to its knowledge, that are being
19 rented or leased within their community.

20 (c) The governing body of a homeowners' association, the council of unit owners of a
21 condominium, and the board of directors of a cooperative housing corporation are responsible for
22 compliance with this subsection.

23 SECTION 3. BE IT ENACTED by the County Council of Prince George's County,
24 Maryland, that Sections 13-1101, 13-1102, 13-1103, 13-1104 and 13-1105 of the Prince
25 George's County Code be and the same are hereby repealed and reenacted with amendments:

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

**DIVISION 12. NOTICE CONCERNING RESIDENTIAL OR COMMERCIAL
PROPERTY SUBJECT TO FORECLOSURE.**

Sec. 13-[1101] 320. Definitions.

* * * * *

**Sec. 13-[1102] 321. Registration of residential and commercial property subject to
foreclosure.**

* * * * *

Sec. 13-[1103] 322. Failure to provide notice.

* * * * *

Sec. 13-[1104] 323. Disclosure of information under the Maryland Public Information Act.

* * * * *

Sec. 13-[1151] 324. Maintenance standards for property subject to foreclosure.

* * * * *

SECTION 4. BE IT ENACTED by the County Council of Prince George's County,
Maryland, that Sections 13-325, 13-326, 13-327, 13-328, 13-329, 13-330, 13-331, 13-332, 13-
3333, 13-334, 13-335 and 13-336 of the Prince George's County Code be and the same are
hereby added:

SUBTITLE 13. HOUSING AND PROPERTY STANDARDS.

DIVISION 13. SINGLE FAMILY RENTAL HOUSING.

Sec. 13-325. Definitions.

(a) In this title the following words have the meanings indicated:

(1) Applicant or applicant's agent means the property owner of a dwelling unit or
the authorized agent on behalf of the property owner, who shall be an adult that resides in the
State of Maryland and has written or notarized permission of the authority to receive service of
process, notices, or any other papers from the County.

(2) Department means the Department of Environmental Resources.

(3) Director means the Director of the Department.

(4) Dwelling has the same meaning as § 27-107.01 (72) of the County Code.

(5) Dwelling, One-Family has the same meaning as § 27-107.01 (76) of the County
Code.

1 (6) **Dwelling, Two-Family** has the same meaning as § 27-107.01 (80) of the County
2 Code.

3 (7) **Dwelling unit** has the same meaning as § 27-107.01 (81) of the County Code.

4 (8) **Home inspection** shall mean a written evaluation of the compliance of one or
5 more of the components of an existing residential building with the health and safety
6 requirements established by the Director in accordance with this title.

7 (9) **Home inspector** has the meaning as stated in §16-101 of the Business
8 Occupations and Professions Article of the Annotated Code of Maryland.

9 (10) **Individual Condominium Unit** means a dwelling unit in a property subject to the
10 "condominium regime" established under the Maryland Condominium Act, under the Real
11 Property Article of the Annotated Code of Maryland.

12 (11) **Occupant** means an individual who inhabits a space within a dwelling unit.

13 (12) **Owner** has the same meaning as § 27-107.01 (172) of the County Code.

14 (13) **Premises** shall mean a lot, plot, or parcel of land on which there is a dwelling and
15 includes all dwellings on the lot, plot, or parcel of land.

16 (14) **Property Owner** shall mean an owner, and includes a:

17 (a) Limited liability company; and

18 (b) The guardian of an estate or the personal representative of an estate, if
19 ordered to take possession of the premises by a court.

20 (15) **Single Family Rental Facility** shall have the meaning in Sec. 13-138 of this
21 subtitle.

22 (16) **Tenant** shall mean any person who occupies a rental dwelling unit for living or
23 dwelling purposes.

24 **Sec. 13-326. Purpose.**

25 The purpose of this title is to establish a licensing program for a single family rental facility
26 in the county in order to:

27 (1) To provide additional tools for the enforcement of county codes and regulations
28 to protect and promote the public safety, health, and welfare; and

1 (2) Reverse the physical decline of areas of the county that have:

2 (i) A high number of rental properties;

3 (ii) Older rental properties; or

4 (iii) Experienced a significant shift from single family owner-occupied homes to
 5 multiple family rental properties.

6 **Sec. 13-327. License Required.**

7 (a) No person shall conduct or operate or cause to be operated either as owner, lessee,
 8 agent, or in any other capacity within the County any single-family rental facility without having
 9 first obtained a license as provided in this Division.

10 (b) The Director shall issue a license to each applicant that meets the requirements of this
 11 Division.

12 (c) A license authorizes a property owner to rent a dwelling unit in a dwelling, dwelling
 13 one-family, dwelling, two-family or an individual condominium unit.

14 (d) If a dwelling is owner occupied, no more than three unrelated adult individuals may
 15 rent or occupy a single family rental facility. If a dwelling is not owner occupied, no more than
 16 five (5) unrelated adult individuals may rent or occupy a single family rental facility.

17 (e) Notwithstanding the provisions of this Subsection above, no license shall be required
 18 for a single-family rental facility in any of the following circumstances:

19 (1) If the tenant is the landlord's parent, son, daughter, sibling, grandchild,
 20 grandparent, or in-law;

21 (2) If the landlord is an active member of any branch of the United States Armed
 22 Forces, Diplomatic Corps, or Foreign Service who maintains the subject property as her or his
 23 domicile and permanent residence; or

24 (3) If the landlord has been relocated for employment or education, maintains the
 25 subject property as her or his domicile and permanent residence, and the subject property has not
 26 been leased for more than two (2) consecutive years.

27 (f) A license issued under this Division is not transferable and terminates upon change of
 28 ownership. The purchaser of a licensed single-family rental facility may operate the property
 29 provided an application for a new license is submitted to the Director upon actual change of

1 ownership or control of the property or its assets. In addition to other required information, a
 2 purchaser's application for a license must be accompanied by proof of the date transfer has taken
 3 place.

4 **Sec. 13-328. Exemptions from licensing requirements.**

5 Notwithstanding any other provision of this Division, any property which is located within
 6 an incorporated municipality which issues single-family rental facility licenses under its own
 7 Housing Code after an inspection to ascertain compliance thereto is hereby exempted from the
 8 single-family licensing requirement of this Division.

9 **Sec. 13-329. Application.**

10 (a) An applicant for a license shall:

11 (1) submit to the Director an application on the form the Director provides; and

12 (2) pay to the Director the application or renewal fee established as provided for in
 13 Section 13-333 of this Division;

14 (b) In addition to any other information required on an application form, the application
 15 form shall require:

16 (1) The name of the applicant and the address of the principal place of business of
 17 the applicant;

18 (2) A description of the dwelling unit and the address of the dwelling unit by house
 19 or unit number;

20 (3) The name and address, phone number and email address of the managing
 21 operator, agent, or trustee, when applicable;

22 (4) The number of adult individuals planned to occupy the dwelling unit;

23 (5) The type of dwelling, including the number of bedrooms, bathrooms and
 24 kitchens, in which the dwelling unit is located;

25 (6) The year the dwelling in which the dwelling unit is located was constructed;

26 (7) For any dwelling unit constructed prior to 1974 must provide proof that the
 27 dwelling unit is registered with the Maryland Department of the Environment under Title 6,
 28 Subtitle 8 of the Environment Article of the Annotated Code of Maryland and copies of any
 29 applicable lead inspection certificate;

1 (8) A certification that the dwelling meets the premises meets health and safety
 2 requirements established by the Director and the County Code.

3 (9) The type and number of smoke and carbon monoxide detectors in the dwelling
 4 unit;

5 (c) The applicant shall submit a certificate of satisfactory completion of a home
 6 inspection issued by a home inspector as provided for under Section 13-330 of this Division
 7 certifying an inspection that was performed not more than 90 days before the initial application
 8 date.

9 (d) The applicant shall inform the Director in writing of any change in the information
 10 provided under subsection (b)(1), (2), (3), or (4) of this section not more than thirty (30) days
 11 after the change is made.

12 (e) If the applicant is a corporation or a limited liability company, an officer of the
 13 corporation or limited liability company shall provide the information required under subsection
 14 (b) of this section.

15 (f) If the applicant is an association or partnership, an associate or partner shall provide
 16 the information required under subsection (b) of this section.

17 **Sec. 13-330. Inspection and Issuance.**

18 (a) Before applying for a license for a dwelling unit, the applicant shall, at the applicant's
 19 expense, perform a home inspection by a licensed home inspector of the interior and exterior of
 20 the dwelling unit and premises to determine if the dwelling unit and the premises meets the
 21 health and safety requirements established by the Director and the County Code.

22 (b) The home inspector must be a licensed home inspector, under Title 16, Subtitle 3A,
 23 have liability insurance, as required under Title 16, Subtitle 4A of the Business Occupations and
 24 Professions Article of the Annotated Code of Maryland, as amended, and workers compensation
 25 insurance, if applicable.

26 (c) The Director may require that the licensed home inspector to execute and sign an
 27 indemnification agreement to hold the County and Department harmless against any and all
 28 liability claims and costs for loss or damage occurring in connection with the inspection or any
 29 acts in connection with activities performed under this section resulting in whole or in part form

1 the acts, errors or omissions of the licensed home inspector, or any employee, agent or
 2 representative of the licensed home inspector.

3 (d) After the home inspection, if the dwelling unit and premises meet the health and
 4 safety requirements established by the Director, the home inspector shall issue to the applicant a
 5 certification on a form required by the Director and under the home inspector's seal.

6 (e) The Director shall develop the appropriate inspection form to be utilized by the home
 7 inspector under this Section for visual inspection, including but not limited to:

8 (1) smoke and carbon monoxide detectors are installed and functional;

9 (2) electrical, plumbing and heating, ventilation and air conditioning systems are
 10 operational and without hazard;

11 (3) all windows and doors are operational and secure;

12 (4) all combustion appliances are property vented;

13 (5) if secondary means of egress from sleeping areas exist; and

14 (6) all other health and safety requirements as required by the Director and County
 15 Code.

16 (f) Prior to issuance of a license, the Department may have access to the single family
 17 rental facility with the consent of the owner.

18 (g) The home inspection certification for the property under this section shall be valid for
 19 a four (4) year period.

20 **Sec. 13-331. Term and renewal.**

21 (a) Unless a license is renewed for a two-year term as provided for in this section, the
 22 license expires on July 1st of the second anniversary of its effective date.

23 (b) Before a license expires, the licensee may periodically renew it for an additional two-
 24 year term, if:

25 (1) The licensee otherwise is entitled to be licensed;

26 (2) The licensee pays to the Director the renewal fee for the dwelling unit established
 27 as provided for in Section 13-333 of this Division;

28 (3) The licensee submits to the Director a renewal application on the form that the

1 Director provides within sixty (60) days prior to the expiration date; and

2 (4) The licensee has not had the license suspended or revoked pursuant to Section 13-
 3 332 of this Division, except those revalidated or reissued by the Director.

4 (c) The Director shall renew the license of each licensee that meets the requirements of
 5 this Division.

6 **Sec. 13-332. License denial, suspension or revocation; revalidation and reissuance.**

7 (a) A license once issued or reissued may be suspended or revoked upon a finding by the
 8 Director that one or more of the requirements of this Code has been violated, where the
 9 violations constitute a serious threat to the health and safety of the occupants, or upon the
 10 unreasonable failure of the licensee to comply with a notice of violation.

11 (1) A license may be suspended immediately without hearing upon written notice to
 12 the owner or landlord setting forth the grounds for the suspension. The suspension shall
 13 terminate and the license shall be revalidated immediately upon correction by the landlord of the
 14 violations causing the suspension. The suspension shall expire and the license shall
 15 automatically be revalidated in thirty (30) days unless, during that period, the Director Initiates
 16 action to revoke the license by sending notice of hearing as provided in subparagraph (2), below.

17 (2) No license shall be revoked hereunder without the Director first holding a hearing
 18 to consider the action and giving the licensee at least fifteen (15) working days written notice of
 19 the time, place, and date of the hearing. The notice shall set forth the grounds for the revocation.
 20 Once a license has been revoked, the Director may proceed with appropriate enforcement action
 21 as provided.

22 (b) Reissuance of a license that has been revoked, or denied upon application for renewal,
 23 shall be subject to payment of the full amount of the applicable license fee.

24 (c) When a license has been suspended or revoked or an application for a license has been
 25 denied, it shall be unlawful for the licensee or any person to let for occupancy or use any
 26 dwelling unit then vacant or becoming vacant until a license has been reissued or revalidated.

27 (d) Upon suspension, revocation, denial, or expiration of a license, unless terminated by
 28 the licensee, a notice, provided by the Department, shall be posted and publicly displayed upon
 29 the property, as the Director determines, which shall state as follows:

"OCCUPANCY OF ANY DWELLING UNIT IN THIS BUILDING/PROJECT NOW VACANT OR BECOMING VACANT IS UNLAWFUL UNTIL A LICENSE TO OPERATE HAS BEEN OBTAINED AND IS DISPLAYED ON THE PREMISES."

1 It shall be unlawful for any person to remove such notice until a license has been obtained.

2 (e) Any issued license which is suspended or revoked shall be returned to the Director.

3 (f) The notice of suspension, revocation, or denial of a license shall advise the person
 4 notified of his right of appeal of such notice in accordance with Section 111.1 of the Housing
 5 Code.

6 **Sec. 13-333. Schedule of fees, refunds; use; review of fees.**

7 (a) At the time of application for the initial license or for license renewal, the Director
 8 shall collect a license and inspection fee of One-Hundred Fifty Dollars (\$150.00) for a single-
 9 family rental facility for each dwelling unit. The license shall be for a two (2) year period. The
 10 Director shall have the authority to grant a waiver of the fee upon a showing by the licensee or
 11 applicant of a financial hardship. The fee shall not be waived for more than two consecutive
 12 licensed periods.

13 (b) The above license fee shall be tendered with the application for the first issuance of a
 14 license and thereafter on or before the date for license renewal. The license fee shall be subject
 15 to a twenty percent (20%) penalty per month, or any portion thereof, beyond the date due and
 16 payable. The Director shall have the authority to grant exceptions to or to mitigate the penalty
 17 upon a showing by the licensee or applicant of good cause for untimely payment.

18 (c) No refunds of license fees shall be made to those discontinuing operation or who sell,
 19 transfer, give away, or otherwise dispose of a licensed building to another person. In the event it
 20 is determined by the Director that an application shall be denied due to legal restrictions that
 21 prohibit the issuance of the license, the applicant's tendered fees will be returned.

22 (d) The fees collected by the Department shall be utilized to carry out the functions of this
 23 Division and for the property standards and maintenance requirements in Division 1 and 7 of
 24 Subtitle 13.

25 (e) The schedule of fees shall be subject to review and revision periodically by the County

1 Council as experience dictates to insure that the fees are equitable and in line with costs of
 2 administration of this Division.

3 **Sec. 13-334. Display of license.**

4 A copy of license shall be produced on demand of a tenant or prospective tenant and shall
 5 be attached to any lease agreement. A license shall be available at reasonable times for
 6 inspection by an authorized inspector of the Department.

7 **Sec. 13-335. Regulations**

8 The Director may adopt such regulations to carry out the provisions of this title.

9 **Sec. 13-336. Penalties.**

10 (a) A person, landlord or owner who fails to provide updated information to the Director
 11 as required under Sec. 13-329 (d) may be subject to a civil penalty of One Hundred Dollars
 12 (\$100.00) for violation and subject to a revocation or suspension under Sec. 13-332.

13 (b) A person, landlord or owner who rents a dwelling unit or a portion of a dwelling unit
 14 without a license is subject to a civil penalty of Five Hundred Dollars (\$500.00) for the first
 15 violation and Seven Hundred Fifty Dollars (\$750.00) for each subsequent violation.

16 (c) Any person, landlord or owner who willfully violates provisions of this Division by
 17 allowing a rental dwelling unit to be occupied without a rental license shall be guilty of a
 18 misdemeanor and subject to imprisonment of up to thirty (30) days and a fine of One Thousand
 19 Dollars (\$1,000).

20 (d) Each day of a violation constitutes a separate offense.

21 SECTION 5. BE IT FURTHER ENACTED that the provisions of this Act are hereby
 22 declared to be severable; and, in the event that any section, subsection, paragraph, subparagraph,
 23 sentence, clause, phrase, or word of this Act is declared invalid or unconstitutional by a court of
 24 competent jurisdiction, such invalidity or unconstitutionality shall not affect the remaining
 25 words, phrases, clauses, sentences, subparagraphs, paragraphs, subsections, or sections of this
 26 Act, since the same would have been enacted without the incorporation in this Act of any such
 27 invalid or unconstitutional word, phrase, clause, sentence, subparagraph, subsection, or section.

28 SECTION 6. BE IT FURTHER ENACTED that this Act shall take effect forty-five (45)
 29 calendar days after it becomes law.

Adopted this ____ day of _____, 2012.

COUNTY COUNCIL OF PRINCE
GEORGE'S COUNTY, MARYLAND

BY: _____
Andrea C. Harrison
Chair

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.