



Prince George's County Council

Agenda Item Summary

Meeting Date: 11/19/2024

Effective Date:

Reference No.: CB-097-2024

Chapter Number:

Draft No.: 1

Public Hearing Date: 11/19/2024 @ 10:00 AM

Proposer(s): Oriadha

Sponsor(s): Oriadha, Blegay and Dernoga

Item Title: AN ACT CONCERNING LANDLORD-TENANT REGULATIONS - PROHIBITION OF RENT GOUGING for the purpose of preventing landlords exempt from rent stabilization regulations from raising rents excessively by capping annual increases at fifteen percent.

Drafter: Eric Irving, Fiscal & Legislative Specialist

Resource Personnel: Tiffany Hannon, Chief of Staff, Council District 7

LEGISLATIVE HISTORY:

Date:	Acting Body:	Action:	Sent To:
09/24/2024	County Council	presented and referred	COW
	Action Text: This Council Bill was presented by Council Member Oriadha and referred to the Committee of the Whole.		
10/08/2024	COW	Held in Committee	
	Action Text: A motion was made by Council Member Oriadha, seconded by Council Member Fisher, that this Council Bill be Held in Committee. The motion carried by the following vote: <p style="margin-left: 40px;">Aye: 8 Harrison, Dernoga, Blegay, Burroughs, Fisher, Olson, Oriadha and Watson</p> <p style="margin-left: 40px;">Absent: 1 Ivey</p> <p style="margin-left: 40px;">Abstain: 1 Hawkins</p>		
10/15/2024	COW	rescheduled to a later date	
	Action Text: This Council Bill was rescheduled to a later date		
10/22/2024	COW	motion failed	

Action Text:

A motion was made by Council Member Oriadha, seconded by Council Member Blegay, that this Council Bill be Favorably recommended. The motion failed by the following vote:

Aye: 5 Dernoga, Blegay, Burroughs, Olson and Oriadha

Nay: 2 Ivey and Harrison

Absent: 1 Hawkins

Abstain: 2 Fisher and Watson

10/22/2024 COW motion failed

Action Text:

A motion was made by Chair Ivey, seconded by Vice Chair Harrison, that this Council Bill be held. The motion failed by the following vote:

Aye: 4 Ivey, Harrison, Fisher and Watson

Nay: 5 Dernoga, Blegay, Burroughs, Olson and Oriadha

Absent: 1 Hawkins

10/22/2024 COW Favorably County Council
recommended

Action Text:

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

Aye: 8 Harrison, Dernoga, Blegay, Burroughs, Hawkins, Olson, Oriadha and Watson

Nay: 1 Ivey

Abstain: 1 Fisher

10/22/2024 County Council introduced

Action Text:

This Council Bill was introduced by Council Members Oriadha, Blegay and Dernoga.

AFFECTED CODE SECTIONS:

13-147

BACKGROUND INFORMATION/FISCAL IMPACT:

In February 2023, the Council enacted temporary protections for renters who might otherwise face excessive rent increases during the public health emergency. With those temporary measures set to expire, the Council considered CB-55-2024, which establishes a permanent rent stabilization program. That program generally limits rent increases to the Consumer Price Index plus allowances for capital

improvements and a fair return. However, CB-55-2024 exempts certain rental units from these permanent protections, leaving some renters vulnerable to excessive rent increases. This bill addresses those renters by capping rent increases for otherwise exempt units under CB-55-2024 to fifteen percent during a 12-month period. Should the Council fail to enact CB-55-2024, this bill shall be null and void.

Document(s): B2024097, CB-097-2024 PAFI, CB-097-2024 OOL Comments, CB-097-2024 COW Committee Report