

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND
2023 Legislative Session

Bill No. CB-024-2023

Chapter No. _____

Proposed and Presented by Council Members Franklin, Harrison, and Hawkins

Introduced by _____

Date of Introduction _____

BILL

1 AN ACT concerning

2 Prince George’s County Rental Assistance Act of 2023

3 For the purpose of enacting the Prince George’s County Rental Assistance Act of 2023,
4 prohibiting sudden increases in rent, known as rent gouging, establishing the Prince George’s
5 County Rental Assistance Program and Prince George’s County Rental Assistance Fund, and
6 generally relating to rental assistance for modest income Prince George’s County residents.

7 BY adding:

8 SUBTITLE 13. HOUSING AND PROPERTY

9 STANDARDS.

10 Sections 13-144, 13-145

11 The Prince George's County Code

12 (2019 Edition; 2022 Supplement).

13 SECTION 1. BE IT ENACTED by the County Council of Prince George's County,
14 Maryland, that Sections 13-144 and 13-145 of the Prince George's County Code be and the same
15 are hereby added:

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

17 **DIVISION 3. LANDLORD AND TENANT REGULATIONS.**

18 **SUBDIVISION 1. GENERAL PROVISIONS**

19 **Sec. 13-144. Rental Assistance - Preventing rent gouging.**

20 (a) A landlord shall not increase rent in an amount that exceeds twenty percent (20%) per
21 annum of the existing rent amount for any tenant in non-senior age-restricted housing and non-

1 veteran restricted housing or that exceeds ten percent (10%) per annum of the existing rent
2 amount for any tenant in senior age-restricted housing and veteran-restricted housing, unless

3 (1) The rental housing receives a major renovation and at least 50% of the rental units are
4 renovated prior to the rent increase or

5 (2) At least 50% of the rental unit(s) at the rental property are rebuilt prior to the rental
6 increase and

7 (3) Prior to the rent increase, an entity designated by the County Executive certifies in
8 writing that the rental property's improvements meet or exceed the requirements of Paragraphs
9 (1) or (2), above.

10 (b) In this section, the following words have the following meanings:

11 (1) **Major renovation** means any instance where the cost of renovation is equal to or
12 exceeds twenty-five (25%) percent of the after-renovation appraised value of the building,
13 excluding the value of the land, as determined by a certified, independent appraiser.

14 (2) **Rebuilt** or **Rebuild** means total demolition and reconstruction.

15 (c) Policies limiting rent increases shall only be established at the County Government level
16 within Prince George's County, unless otherwise authorized by state or federal law.

17 (d) The County Executive or the County Executive's designee is authorized to establish
18 rules, procedures, and practices that implement and are consistent with this section.

19 **Sec. 13-145. Rental Assistance Program – Establishing a rental assistance fund, eligibility,**
20 **and program implementation.**

21 (a) The Prince George's County Rental Assistance Fund is hereby established as a
22 nonlapsing fund for the purposes of providing rental assistance to the residents of Prince
23 George's County in accordance with the requirements of this section.

24 (b) The availability of the funds in the Prince George's County Rental Assistance Fund shall
25 be subject to allocation from the County budget or other funding sources.

26 (c) Eligibility requirements.

27 (1) A resident who is a tenant in a rental unit in Prince George's County is eligible to
28 apply for and receive financial assistance from the Prince George's County Rental Assistance
29 Fund equivalent to the increase in the rental unit's monthly rent if

30 (A) The rental unit receives a monthly rent increase of more than 5% over the
31 previous rent level.

1 (B) The resident is a tenant domiciled in Prince George’s County and the rental unit is
2 the tenant’s primary residence, and

3 (C) The tenant’s household income is equivalent to or less than 50% of the Area
4 Median Income (“AMI”) for the Washington DC Metropolitan Statistical Area (“DCMSA”).

5 (2) The duration of the rental assistance granted from the Prince George’s County Rental
6 Assistance Fund shall be the lesser of (i) 6 consecutive months or (ii) the duration of the
7 resident’s tenancy in the rental unit.

8 (3) Only a tenant whose tenancy in the rental unit is subject to a legally valid lease or
9 sublease agreement is eligible to receive assistance from the Prince George’s County Rental
10 Assistance Fund.

11 (4) More than one financial assistance award from the Prince George’s County Rental
12 Assistance Fund shall not be awarded for the same rental unit simultaneously. No more than one
13 financial assistance award shall be awarded to a tenant (or someone within the tenant’s
14 household) within a three-year period.

15 (d) Prince George’s County Rental Assistance Program. The Department of Housing and
16 Community Development shall implement a program to administer financial assistance awards
17 from the Prince George’s County Rental Assistance Fund, known in this section as the Prince
18 George’s County Rental Assistance Program.

19 (1) The Director of the Department of Housing and Community Development is
20 authorized to establish rules, procedures, and practices to implement the Prince George’s County
21 Rental Assistance Program and which are consistent with this section.

22 (2) After an application for rental assistance is approved by the Director of the
23 Department of Housing and Community Development or the Director’s designee in accordance
24 with this section, the Department of Housing and Community Development shall expeditiously
25 remit the rental assistance within 30 days of application approval if practicable. The Director of
26 the Department of Housing and Community Development or the Director’s designee shall
27 determine whether a rental assistance award shall be remitted in installments or as a lump sum
28 payment.

29 (3) Within 90 days after the end of each quarter each year, the Director of the Department
30 of Housing and Community Development shall publish and transmit to the County Council and
31 the County Executive a quarterly report summarizing the activities of the Prince George’s

1 County Rental Assistance Program for each quarter (3-month period).

2 SECTION 2. BE IT FURTHER ENACTED that only improvements that occur after the
3 effective date of this Act are eligible for consideration as major renovations or rebuilt rental
4 properties under Section 13-144 of this Act.

5 SECTION 3. BE IT FURTHER ENACTED that only rent increases incurred after the
6 effective date of this Act are eligible for rental assistance from the Prince George’s County
7 Rental Assistance Program.

8 SECTION 4. BE IT FURTHER ENACTED that this Act shall take effect forty-five (45)
9 calendar days after it becomes law.

Adopted this ____ day of _____, 2023.

COUNTY COUNCIL OF PRINCE
GEORGE'S COUNTY, MARYLAND

BY: _____
Tom Dernoga
Chair

ATTEST:

Donna J. Brown
Clerk of the Council

APPROVED:

DATE: _____ BY: _____
Angela D. Alsobrooks
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.