COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND

2026 Legislative Session

Bill No. CB-120-2026

Chapter No. _____

Proposed and Presented by Council Member Oriadha

Introduced by _____

Co-Sponsors _____

Date of Introduction _____

BILL

AN ACT concerning

Rent Stabilization – Age Restricted Senior Housing

For the purpose of making newly constructed or renovated rental units in an age restricted senior housing facility subject to the existing limits on annual rent increases; and generally relating to annual rent increases.

BY repealing and reenacting with amendments:

SUBTITLE 13. HOUSING AND PROPERTY STANDARDS
Section 13-147,
The Prince George's County Code
(2023 Edition; 2025 Supplement).

SECTION 1. BE IT ENACTED by the County Council of Prince George's County, Maryland, that Section 13-147 of the Prince George's County Code be and the same is hereby repealed and reenacted with the following amendments:

SUBTITLE 13. HOUSING AND PROPERTY STANDARDS.

DIVISION 3. LANDLORD-TENANT REGULATIONS.

SUBDIVISION 1. GENERAL PROVISIONS.

Sec. 13-147. - Exempt rental units.

(a) Exemptions. The requirements and limits of Section 13-145 do not apply to:

(1) a newly constructed unit, other than a unit in an age restricted senior housing facility, whose construction was completed on or after January 1, 2000;

(2) a unit in a licensed facility, the primary purpose of which is the diagnosis, cure, mitigation, and treatment of illnesses;

(3) a unit in a facility owned or leased by an organization exempt from federal income taxes under Section 501(c)(3) of the Internal Revenue Code if the primary purpose of the organization is to provide temporary shelter for qualified clients;

(4) an owner-occupied group house;

(5) a religious facility, including a church, synagogue, parsonage, rectory, convent, and parish home;

(6) a hotel or motel only serving transient residents;

(7) a school dormitory;

(8) a licensed assisted living facility or nursing home;

(9) a building originally designed and constructed to contain only 2 dwelling units, one of which the owner currently occupies as a principal residence (domicile);

(10) an accessory dwelling unit;

(11) a unit subject to a regulatory agreement with a governmental agency or an agreement with a third-party entity that restricts occupancy of the unit to low and moderate income tenants;

(12) Subject to rent stabilization regulations adopted by the Director, a unit, other than a unit in an age restricted senior housing facility, located within a substantially renovated building if:

(A) the substantial renovation was or is completed on or after January 1, 2000; and

(B) the building is not in violation of Subtitles 4 or 13;

(13) a rental unit owned by a landlord who:

(A) owns 5 or fewer rental units within the County; and

(B) is either:

(i) a natural person or the living trust of a natural person; or

(ii) the trust or estate of a decedent;

(14) a condominium unit owned by one or more individuals domiciled in Prince George's County; and

(15) any unit within or a part of a building cooperative.

(b) Expiration of exemption. An exemption under Subsection (a), above, expires when the conditions entitling the unit or facility to an exemption cease or no longer exist.

SECTION 2. BE IT FURTHER ENACTED that the provisions of this Act are hereby declared to be severable; and, in the event that any section, subsection, paragraph, subparagraph, sentence, clause, phrase, or word of this Act is declared invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the remaining words, phrases, clauses, sentences, subparagraphs, paragraphs, subsections, or sections of this Act, since the same would have been enacted without the incorporation in this Act of any such invalid or unconstitutional word, phrase, clause, sentence, paragraph, subparagraph, subsection, or section.

SECTION 3. BE IT FURTHER ENACTED that this Act shall take effect on forty-five (45) calendar days after it becomes law.

Adopted this _____ day of _____ , 2026.

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND

BY: _____
Krystal Oriadha
Chair

ATTEST:

_____
Donna J. Brown
Clerk of the Council

APPROVED:

DATE: _____ BY: _____
Aisha N. Braveboy
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.

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