Prince George's County Council

Agenda Item Summary

Meeting Date: 9/8/2026
Reference No.: CB-120-2026
Draft No.: 1
Proposer(s): Oriadha
Sponsor(s): Oriadha
Effective Date:
Chapter Number:
Public Hearing Date:
Item Title: 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.

Drafter: Josh Hamlin, Legislative Attorney
Resource Personnel: Tre'von Sawyers, Chief of Staff, Council District 7

LEGISLATIVE HISTORY:

Date:	Acting Body:	Action:	Sent To:
09/08/2026	County Council	presented and referred	PHED

Action Text:
This Council Bill was presented by Council Member Oriadha and referred to the Planning, Housing and Economic Development Committee.

AFFECTED CODE SECTIONS:
13-147

BACKGROUND INFORMATION/FISCAL IMPACT:
This bill will amend the County's existing rent stabilization law to ensure that rental units located within age restricted senior housing facilities are subject to the County's limits on annual rent increases, including units that would otherwise qualify for exemptions because they are newly constructed or located within substantially renovated buildings.

Under current law, rental units whose construction was completed on or after January 1, 2000, as well as qualifying units in substantially renovated buildings, are generally exempt from the County's rent stabilization requirements. This legislation will eliminate that exemption for units located in age restricted senior housing facilities, thereby extending rent stabilization protections to senior residents in these facilities, regardless of when the facility was constructed or substantially renovated. "Age restricted senior housing" is defined in the current law as "any senior facility and/or building that has an age restriction of fifty-five (55) years and older for a lease to live in the facility and/or building."

Document(s): B202120

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