September 21, 2026

POLICY ANALYSIS AND FISCAL IMPACT STATEMENT

TO: Planning, Housing, and Economic Development Committee (PHED)

THRU: Rana Hightower, Committee Director RH
Planning, Housing, and Economic Development Committee (PHED)

FROM: Rebekah Hyde RH
Budget and Policy Intern

RE: Policy Analysis and Fiscal Impact Statement
CB-113-2026 Rental Housing – Tenant Relocation Rights Disclosure

CB-113-2026 (*presented by:* Council Member Hunter)

Assigned to the Planning, Housing, and Economic Development Committee (PHED)

AN ACT CONCERNING RENTAL HOUSING – TENANT RELOCATION RIGHTS DISCLOSURE, for the purpose of requiring landlords to provide a certain notice of relocation; requiring County agencies to establish certain enforcement procedures and submit certain implementation reports to the County Council; requiring agencies not meeting requirements to submit a certain correction action plan; providing for County Council oversight under certain conditions; and generally regarding landlord-tenant relocation rights disclosure.

Fiscal Summary

Direct Impact:

Expenditures likely; no revenues likely. Direct fiscal impact is expected to be negligible to minor, limited to staff time for the Department of Permitting, Inspections, and Enforcement (DPIE) and related agencies to draft standardized notice forms, update tracking software data, and compile periodic reports.

Indirect Impact:

Potentially favorable. Earlier disclosure could reduce the County's longer-term code-enforcement and tenant-displacement mitigation measures.

Legislative Summary:

CB-113-2026 was presented by Council Member Hunter on September 8, 2026, and referred to the Planning, Housing and Economic Development (PHED) Committee. The Bill amends Section 13-169 of the County Code (Subtitle 13 – Housing and Property Standards, Division 3 – Landlord-Tenant Regulations, Subdivision 2 – Landlord-Tenant Code) by adding new subsection (g), "Rental housing tenant relocation rights disclosure."

As added, subsection (g) would require landlords to provide tenants with a plain-language notice of relocation rights at the signing of the lease and again whenever serious health or safety violations are identified. It would also require County agencies to establish enforcement procedures and to submit periodic implementation reports to the Council covering complaint volume, inspections, notices, determinations, enforcement actions, and response-time metrics, so that compliance and gaps in tenant protection can be measured. An agency that does not meet these requirements would be required to submit a corrective-action plan and could be subject to Council oversight hearings and budget review.

Affected Code Sections: 13-169

Current Law/Background:

Maryland law currently requires landlords to attach the current Maryland Tenants' Bill of Rights to residential leases, as published by the Maryland Department of Housing and Community Development, without modification. This Maryland law summarizes federal and state renter protections but does not detail local Prince George's County relocation assistance procedures or emergency code violation protocols under Subtitle 13.

CB-113-2026 supplements state requirements by mandating disclosure of relocation rights at lease signing and when serious health or safety violations are identified. The proposal also seeks to strengthen administrative accountability through enforcement procedures, implementation reporting, and corrective-action requirements.

Resource Personnel:

- Kathy Canning, Legislative Attorney
- Tyler Knolhoff, Legislative Aide, District 6

Discussion/Policy Analysis:

Rental housing represents a substantial share of Maryland's housing market. U.S. Census Bureau estimates for 2020–2024 indicate that approximately 32.4% of Maryland households rent their homes, equivalent to roughly 766,000 renter households. In Prince George's County, the estimated renter share is higher at 37.7%, or approximately 131,000 households—nearly two out of every five households. These figures illustrate the population potentially reached by tenant-information requirements; they are not estimates of how many households would qualify for relocation assistance or experience unsafe housing conditions.[1][2]

CB-113-2026 seeks to improve access to relocation-rights information by requiring disclosure at lease signing and when serious health or safety violations are identified. Providing information before a problem arises may help tenants recognize their protections, while providing it again when a violation occurs may help them identify the appropriate agency and pursue available remedies.

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[1] U.S. Census Bureau, QuickFacts: Maryland, 2020–2024 estimates. Renter share calculated as 100% minus the 67.6% owner-occupied rate; approximate renter-household count calculated by multiplying 2,362,928 households by 32.4%. Counts are rounded because the published tenure percentage is rounded.
[2] U.S. Census Bureau, QuickFacts: Prince George's County, Maryland, 2020–2024 estimates. Renter share calculated as 100% minus the 62.3% owner-occupied rate; approximately 131,000 renter households calculated from 347,744 households multiplied by 37.7%.

The financial consequences of displacement further support the importance of transparency of information. Median monthly gross rent was $1,799 in Prince George's County.[3] These figures provide context for the ongoing housing expenses tenants face. An unexpected move may add transportation, storage, temporary lodging, and other expenses to an existing rental obligation. Earlier access to accurate information could help affected households understand which expenses, if any, are covered under applicable relocation protections and how to request assistance.

Other Maryland jurisdictions provide useful models for tenant education in administrative procedures. Montgomery County requires landlords to provide its Landlord-Tenant Handbook at the beginning of a lease term unless a tenant signs a statement declining a hard copy and accepting referral to the online version. It also requires a standardized, plain-language lease summary explaining tenant rights, responsibilities, and available services.[4] For Prince George's County, an approved notice could provide consistent information while reducing the burden on individual landlords to interpret and summarize relocation requirements.

Similarly, Baltimore City requires a Housing Commissioner-approved tenant-rights brochure with the lease and at specified litigation-related stages, including when a landlord commences a lawsuit against a tenant. The brochure addresses legal representation, mediation, and information about rent arrears.[5] Although its subject matter differs from relocation following unsafe conditions, this approach supports providing information both routinely and when circumstances make it immediately relevant. These examples suggest that a notice is most useful when its content, delivery requirements, and responsible administering agency are clearly established.

Maryland already requires landlords to attach the current Maryland Tenants' Bill of Rights to residential leases without altering the State's published document.[6] The proposed County notice could supplement this requirement by explaining local relocation procedures, eligibility conditions, and agency contacts. Coordinating the documents would help tenants distinguish general protections from the specific actions available when serious housing conditions arise.

Accessibility will influence the notice's practical reach. Census estimates indicate that 30.7% of Prince George's County residents age five and older speak a language other than English at home.[3] This measure includes both renters and homeowners and does not establish limited English proficiency. However, it supports consideration of translated materials alongside English. Paper copies and accessible electronic formats would also help ensure that access does not depend on a tenant's ability to navigate an online resource. A standardized notice should identify whom to contact, what documentation to provide, and what steps follow a complaint or request for relocation assistance.

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[3] U.S. Census Bureau, QuickFacts: Prince George's County, Maryland, 2020–2024 estimates.
[4] Montgomery County Code, § 29-28(f), Leasing Requirements Generally, and § 29-27(w), Contents of Lease.
[5] Baltimore City Code, Article 13, § 7-3(c), Additional Required Disclosures.
[6] Maryland Department of Housing and Community Development, Tenants' Bill of Rights.

The comparative sources establish that tenant-disclosure requirements are used elsewhere in Maryland, but they do not isolate the effects of those requirements on maintenance, displacement, or enforcement outcomes. Accordingly, better-maintained properties, faster correction of unsafe conditions, and reduced household disruption should be described as potential benefits, rather than demonstrated results of notice distribution alone. Those benefits would depend on whether tenants receive and understand the notice and whether landlords and agencies respond effectively.

The bill's implementation reporting could help assess the connection between the bill and its potential benefits to Prince George's County renters. Inspection response times, repeat violations, and resolution of relocation requests would provide information about results. An initial increase in complaints could reflect improved awareness rather than deteriorating property conditions. Evaluating outcomes would allow the Council to determine whether the amendment improves access to existing protections and whether additional administrative resources or legislative clarification are needed.

Questions for Committee Consideration:

1. Will DPIE provide a notice of relocation for landlords to provide to lease holders?
2. What specific rights, eligibility criteria, procedures, deadlines, and agency contact information must the notice include?
3. What constitutes a serious health or safety violation for purposes of the notice requirement, and who determines that the triggering condition exists?
4. How soon after a qualifying violation is identified must the landlord provide the notice?
5. Will translated notices and accessible formats be required, and which entity will prepare them?
6. What remedy or enforcement response will apply when a landlord fails to provide the notice or provides inaccurate information?
7. How frequently must implementation reports be submitted, what performance standards will apply, and what will trigger a corrective-action plan?

Policy Implementation Resource/Timeline:

At the time of this report, the Agency could not be contacted due to turnaround time. According to the analyst these are the steps needed for implementation.

Milestone 1:

- Create a succinct, plain language guide, providing residents with an overview of all information required from the bill.

Milestone 2:

- Hiring a translating service that confirms the accuracy of translations made to the guide.

Milestone 3:

- Distribute the guide to landlords across the County.

Fiscal Impact:

- *Direct Impact*

A negligible direct fiscal impact is anticipated if implementation can be absorbed within existing agency resources. Initial activities could include drafting and legal review of notice, development of enforcement procedures, coordination among departments, and updates to public-facing materials. Translation and accessible format preparation could create additional costs if those services are required.

Recurring responsibilities could include maintaining the notice, answering implementation questions, reviewing compliance, compiling reports, and preparing corrective-action plans when necessary. Existing compliant and inspection systems may reduce these costs if they already capture the required information. If agencies must add data fields, reconcile separate systems, or manually compile reports, the workload could exceed routine workload and consequently lead to a slightly higher labor cost until the changes are reconciled.

- *Indirect Impact*

Landlords may incur minor administrative costs for notice distribution and record retention. Enhanced tenant awareness may produce a short-term increase in agency inspection requests and relocation enforcement actions, increasing staff workload while mitigating long-term county emergency housing assistance costs.

- *Appropriated in the Current Fiscal Year Budget*

N/A.

Effective Date of Proposed Legislation:

The proposed Resolution will take effect forty-five (45) calendar days after it becomes law.