



Prince George's County Council

Agenda Item Summary

Meeting Date: 6/9/2020 **Effective Date:** 6/29/2020
Reference No.: CB-016-2020 **Chapter Number:** 9
Draft No.: 3 **Public Hearing Date:** 6/9/2020 @ 10:00 AM
Proposer(s): Ivey, Turner, Hawkins, Dernoga, Streeter, Harrison, Franklin, Glaros, Taveras, Anderson-Walker and Davis
Sponsor(s): Ivey, Turner, Hawkins, Dernoga, Streeter, Harrison, Franklin, Glaros, Taveras, Anderson-Walker and Davis
Item Title: AN EMERGENCY ACT CONCERNING LANDLORD-TENANT CODE - PROHIBITION OF RENT INCREASES, RENTAL TERMINATIONS AND LATE FEES DURING THE COVID-19 PUBLIC HEALTH CRISIS for the purpose of amending the Landlord-Tenant Code to prohibit rent increases, rental terminations; provides payment plans with certain tenants and prohibit late fees or penalties from being charged during the COVID-19 state-wide emergency.

Drafter: Monica Best-James, Legislative Officer
Resource Personnel: Monica Young, Chief of Staff/Legislative Aide

LEGISLATIVE HISTORY:

Date:	Acting Body:	Action:	Sent To:
05/11/2020	County Council	presented and referred	COW
	Action Text: This Council Bill was presented by Council Members Ivey, Turner, Hawkins, Dernoga, Streeter, Harrison, Franklin, Taveras, Glaros, and Anderson-Walker and referred to the Sitting as the Committee of the Whole.		
05/18/2020	COW	Favorably recommended with amendments	
	Action Text: A motion was made by Council Member Ivey, seconded by Council Member Streeter, that this Council Bill be Favorably recommended with amendments. The motion carried by the following vote: <p style="text-align: center;">Aye: 11 Turner, Anderson-Walker, Davis, Dernoga, Franklin, Glaros, Harrison, Hawkins, Ivey, Streeter and Taveras</p>		
05/18/2020	County Council	introduced	
	Action Text: CB-16-2020 (DR-2) was introduced by Council Members Ivey, Turner, Hawkins, Dernoga, Streeter, Harrison, Franklin, Glaros, Anderson-Walker, Taveras and Davis		

06/09/2020 County Council public hearing held

Action Text:

This public hearing was held.

06/09/2020 County Council amended (1)

Action Text:

A motion was made by Council Member Ivey, seconded by Council Member Dernoga, that this Council Bill be amended (1). The motion carried by the following vote:

Aye: 11 Turner, Anderson-Walker, Davis, Dernoga, Franklin, Glaros, Harrison, Hawkins, Ivey, Streeter and Taveras

06/09/2020 County Council enacted

Action Text:

A motion was made by Vice Chair Hawkins, seconded by Council Member Streeter, that Draft 3 of this Council Bill be enacted. The motion carried by the following vote:

Aye: 11 Turner, Anderson-Walker, Davis, Dernoga, Franklin, Glaros, Harrison, Hawkins, Ivey, Streeter and Taveras

06/27/2020 County Executive Unsigned

Action Text:

This Council Bill was Unsigned

AFFECTED CODE SECTIONS:

13-143 13-142 13-141 13-140 13-139 13-138

BACKGROUND INFORMATION/FISCAL IMPACT:

The financial crisis caused by the COVID-19 pandemic has created a state-wide emergency. It has led to the mandated statewide closing of businesses and has resulted in record-setting unemployment and loss of income for record numbers of county residents. This bill will protect County residents by prohibiting the increase of residential rents and consolidated storage rents during the state of emergency declared by Governor Hogan on March 5, 2020. The bill will also prohibit foreclosures, evictions, lock-outs, the threat of evictions, and the imposition of penalties and late fees for overdue rents that result from the emergency. It also requires landlords to permit tenants to enter into payment plans if they are unable to pay rent due to the emergency. These protections are extended to tenants that rent consolidated storage buildings.

The bill requires landlords to notify tenants, in writing, that rent increases will not become effective during the pandemic. The referenced protections will expire 90 days after the Governor lifts the COVID19 state of emergency.

The County Executive has announced the availability of some rental assistance funding through a local program. The County Council applauds the continuous efforts of the County Executive's Administration as it anticipates and serves the needs of the residents of Prince George's County. The Council also encourages the Administration to direct more COVID-19 relief funding to rental assistance and utility assistance for County residents that need the assistance.

Document(s): B2020016, CB-016-2020 AIS, CB-016-2020 Report