

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND
2021 Legislative Session

Resolution No. CR-124-2021
Proposed by Council Member Ivey
Introduced by Council Members Ivey, Taveras, Anderson-Walker, Dernoga, Harrison,
Hawkins, Franklin, Davis, and Glaros.
Co-Sponsors _____
Date of Introduction October 26, 2021

RESOLUTION

1 A RESOLUTION concerning preventing rent increases, late fees or penalties and limiting rent
2 increases above a certain amount for twelve (12) months after the COVID-19 pandemic
3 ends

4 For the purpose of encouraging landlords to forgo rent increases and to maintain current rent
5 levels for tenants with a substantial loss of income for twelve (12) months because of the
6 COVID-19 pandemic; and to encourage landlords to limit rent increases to 2.6% for tenants not
7 economically impacted with a substantial loss of income due to the catastrophic pandemic;
8 providing that existing obligations or contract rights may not be impaired by this Resolution; and
9 generally relating to rent increases.

10 WHEREAS, on March 5, 2020, the Governor of Maryland declared a state of emergency
11 due to the catastrophic health emergency caused by the COVID-19 pandemic; and

12 WHEREAS, by Executive Order 18 Number 6-2020 on March 16, 2020 the County
13 Executive of Prince George's County, Maryland with the concurrence of the County Council of
14 Prince George's County, Maryland declared that the County would operate in accordance with
15 the Governor's Executive Order regarding the COVID-19 pandemic and certain emergency
16 measures were enacted to protect the residents of Prince Georges County; and

17 WHEREAS, on September 29, 2020, the County Council presented certain legislation (CB-
18 78-2020) which proposed an Emergency Act prohibiting certain rent increases, rental
19 terminations and late fees during the COVID-19 public health crisis and it was enacted on
20 November 17, 2020 and signed on December 17, 2020 by the County Executive; and

21 WHEREAS, CB-78-2020 prohibits rent increases for a tenant with a substantial loss of

1 income and limits rents to an amount that does not exceed two-point six percent (2.6%) per
2 annum of the existing rent amount for any tenant not suffering a loss of income because of the
3 emergency; and

4 WHEREAS, CB-78-2020 provides protections against certain rent increases, late fees or
5 penalties during the pandemic and within 90 days after the expiration of the COVID-19
6 emergency, but provided that existing obligations or contract rights may not be impaired by the
7 legislation; and

8 WHEREAS, on September 8, 2021, through CR-80-2021, the County Executive and the
9 County Council extended the state of emergency due to the continuing public health crisis, until
10 October 25, 2021 unless amended or terminated sooner by the County Executive or as extended
11 by a subsequent resolution of the governing body; and

12 WHEREAS, The County Council also deems it necessary to extend the public protections
13 provided by CB-78-2020 until an appropriate period of time after the state of emergency has
14 terminated; and

15 WHEREAS, The County Council declares that this Resolution, which strongly encourages
16 landlords to comply with the provisions of CB-78-2020 for an extended period beyond the
17 termination of the state of emergency, up to twelve (12) months, is necessary for the continuing
18 protection of the public health and interest.

19 NOW, THEREFORE, BE IT RESOLVED by the County Council of Prince George's
20 County, Maryland, that this Resolution, which strongly encourages landlords to comply with the
21 provisions of CB-78-2020 for an extended period beyond the termination of the state of
22 emergency, is necessary for the continuing protection of the public health and interest;

23 BE IT FURTHER RESOLVED that this Resolution shall expire twelve (12) months
24 following the expiration of the catastrophic health emergency declared by the Governor of
25 Maryland on March 5, 2020, as amended or extended by the Governor and as amended or
26 extended by the County Executive and Council on September 8, 2021, as necessary to protect the
27 health and welfare of the residents of Prince George's County, Maryland.

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Adopted this 16th day of November, 2021.

COUNTY COUNCIL OF PRINCE
GEORGE'S COUNTY, MARYLAND

BY: _____
Calvin S. Hawkins, II
Chair

ATTEST:

Donna J. Brown
Clerk of the Council