

# PRINCE GEORGE'S COUNTY COUNCIL

## COMMITTEE REPORT

2021 Legislative Session

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<b>Reference No.:</b>	CR-124-2021
<b>Draft No.:</b>	1
<b>Committee:</b>	COMMITTEE OF THE WHOLE
<b>Date:</b>	11/04/2021
<b>Action:</b>	FAV

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### REPORT:

Committee Vote: Favorable, 10-0 (In favor: Council Members Hawkins, Anderson-Walker, Davis, Dernoga, Franklin, Glaros, Harrison, Ivey, Taveras, and Turner)

The Committee of the Whole convened on November 4, 2021, to consider CR-124-2021. The Planning, Housing and Economic Development (PHED) Committee Director provided a staff overview of the legislation, stating that the purpose of the legislation is to encourage landlords to continue to provide the protections for tenants, which were given pursuant to CB-78-2020, for a period of twelve months after the pandemic ends. The Resolution also discourages impairing existing obligations or contract rights despite the extended period of protection.

Council Member Ivey, sponsor of CR-124-2021, informed the Committee that she planned to do a bill to extend the provisions of CB-78-2020 in a separate bill (CB-70-2021) but was advised that she could not present the bill due to legal reasons. Ms. Ivey commented that the resolution encourages landlords to do what she believes is the right thing at this time when so many people are struggling by limiting rental increases to 2.6% for tenants not impacted by the pandemic, eliminates increase for those who are impacted, and encourages landlords to not impose late-fines or late-fees for one year after the end of the Governor's state of emergency.

The Office of Law reviewed CR-124-2021 as it was introduced on October 26, 2021 and found it to be in proper legislative form with no legal impediments to its adoption. Terry Bell, County Executive Liaison, stated that the County Executive takes no position on the Resolution.

Council Members Turner and Glaros commented on the policy nature of CR-124-2021 given that it does not provide an enforcement provision and is intended as guidance and a request to landlords through use of the term "encourages". The Legislative Officer provided a detailed explanation regarding the legal reason for withdrawing CB-70-2021 and substituting CR 124-2021. She also explained that the Montgomery County Bill relied upon its law which allows its County Executive to set rent limits whereas Prince George's County's Code does not allow the same authority for its County Executive. Council Member Glaros requested follow up information from the Legislative Officer concerning the difference in Montgomery County's Code which allowed that County to enact a Bill to extend the rental increase limitation for Montgomery County tenants. Council Member Turner responded that Prince George's County

had previously studied the question of rent regulation and that it is something that this Council could explore and that it has been several years since the review.

After discussion, on a motion by Council Member Ivey and second by Council Member Glaros, the Committee of the Whole voted favorable, 10-0, on CR-124-2021.