

HOUSE BILL 1285

L1, Q8

1lr1144

By: **Howard County Delegation**

Introduced and read first time: February 8, 2021

Assigned to: Environment and Transportation

Committee Report: Favorable

House action: Adopted

Read second time: March 9, 2021

CHAPTER _____

1 AN ACT concerning

2 **Howard County – Fee for Rental Housing Services – Established**

3 **Ho. Co. 15–21**

4 FOR the purpose of establishing a fee on rental housing licenses issued in Howard County
5 for a certain purpose; requiring that the fee be a certain amount in a certain fiscal
6 year and paid at a certain time; specifying that the fee is in addition to any other
7 fees required for the issuance or renewal of a rental housing license; authorizing a
8 governing body to set by resolution the amount of the fee in certain fiscal years;
9 providing that the fee shall remain in effect until altered by resolution; providing
10 that certain units shall pay a reduced fee; providing that the fee does not apply to a
11 rental housing license issued to an owner of certain types of housing; authorizing the
12 County Executive to designate a county department or other entity, including a
13 nonprofit corporation, to provide certain services; requiring the County to provide
14 educational services to certain tenants and landlords; requiring the County to
15 provide legal services to certain tenants; requiring the County to begin providing
16 certain services on or before a certain date; defining certain terms; requiring the
17 County Executive to submit a certain report to the Howard County Delegation on or
18 before a certain date each year; providing for the application of this Act; and
19 generally relating to rental housing license fees in Howard County.

20 BY adding to

21 The Public Local Laws of Howard County

22 Section 14.906

23 Article 14 – Public Local Laws of Maryland

EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.

[Brackets] indicate matter deleted from existing law.

Underlining indicates amendments to bill.

~~Strike out~~ indicates matter stricken from the bill by amendment or deleted from the law by amendment.



(1977 Edition and August 2008 Supplement)

SECTION 1. BE IT ENACTED BY THE GENERAL ASSEMBLY OF MARYLAND,
That the Laws of Maryland read as follows:

Article 14 – Howard County

14.906.

(A) (1) IN THIS SECTION THE FOLLOWING WORDS HAVE THE MEANINGS
INDICATED.

(2) “EDUCATIONAL SERVICES” MEANS SERVICES DESIGNED TO:

(I) EDUCATE TENANTS AND LANDLORDS ABOUT RIGHTS AND
PROTECTIONS AFFORDED TO THEM UNDER FEDERAL, STATE, AND LOCAL LAWS,
REGULATIONS, AND ORDINANCES; AND

(II) PROVIDE INFORMATION ABOUT, AND REFERRALS TO,
AVAILABLE RESOURCES INCLUDING RENTAL ASSISTANCE AND EVICTION
PREVENTION.

(3) “LEGAL SERVICES” MEANS SERVICES DESIGNED TO PREVENT
TENANTS FROM BEING EVICTED, INCLUDING REPRESENTATION DURING EVICTION
PROCEEDINGS OR LANDLORD–TENANT MEDIATION.

(B) THIS SECTION DOES NOT APPLY TO A RENTAL HOUSING LICENSE ISSUED
TO AN OWNER OF THE FOLLOWING TYPES OF HOUSING:

(1) AN ASSISTED LIVING UNIT;

(2) A GROUP HOME UNIT;

(3) A HOTEL, MOTEL, OR BED AND BREAKFAST UNIT; OR

(4) A CONTINUING CARE RETIREMENT COMMUNITY LICENSED BY THE
DEPARTMENT OF AGING.

(C) (1) THERE IS A FEE ON RENTAL HOUSING LICENSES ISSUED IN THE
COUNTY FOR THE PURPOSE OF FUNDING LEGAL AND EDUCATIONAL SERVICES THAT
IS IN ADDITION TO ANY OTHER FEES REQUIRED FOR THE ISSUANCE OR RENEWAL OF
A RENTAL HOUSING LICENSE.

(2) IN FISCAL YEAR 2022, THE FEE SHALL BE \$30 PER UNIT.

1 **(3) (I) BEGINNING IN FISCAL YEAR 2023, THE GOVERNING BODY**
2 **MAY ALTER THE FEE BY RESOLUTION.**

3 **(II) A FEE SET UNDER THIS PARAGRAPH SHALL REMAIN**
4 **EFFECTIVE UNTIL ALTERED BY RESOLUTION BY THE GOVERNING BODY.**

5 **(4) FOR MODERATE INCOME HOUSING UNITS OR OTHER UNITS FOR**
6 **WHICH RENTAL RATES ARE RESTRICTED THROUGH FEDERAL, STATE, OR COUNTY**
7 **AGREEMENTS TO ENSURE LONG-TERM AFFORDABILITY, THE FEE SHALL BE:**

8 **(I) IN FISCAL YEAR 2022, \$15 PER UNIT; AND**

9 **(II) IN FISCAL YEAR 2023 AND EACH FISCAL YEAR THEREAFTER,**
10 **50% OF THE SET PER UNIT AMOUNT.**

11 **(D) (1) THE COUNTY EXECUTIVE MAY DESIGNATE A COUNTY**
12 **DEPARTMENT OR ANOTHER ENTITY, INCLUDING A NONPROFIT CORPORATION, TO**
13 **PROVIDE SERVICES UNDER THIS SECTION.**

14 **(2) EDUCATIONAL SERVICES SHALL BE PROVIDED TO ANY TENANT OR**
15 **LANDLORD IN NEED OF ASSISTANCE.**

16 **(3) LEGAL SERVICES SHALL BE MADE AVAILABLE TO ANY TENANT**
17 **WITH A HOUSEHOLD INCOME OF UP TO 60% OF THE MEDIAN HOUSEHOLD INCOME IN**
18 **HOWARD COUNTY.**

19 **(E) THE COUNTY SHALL PROVIDE SERVICES UNDER THIS SECTION**
20 **BEGINNING ON OR BEFORE OCTOBER 1, 2021.**

21 **(F) ON OR BEFORE DECEMBER 1, 2022, AND EACH DECEMBER 1**
22 **THEREAFTER, THE COUNTY EXECUTIVE SHALL PREPARE AND SUBMIT AN ANNUAL**
23 **REPORT TO THE HOWARD COUNTY DELEGATION, IN ACCORDANCE WITH § 2-1257**
24 **OF THE STATE GOVERNMENT ARTICLE, ON FUNDS COLLECTED, FUNDS SPENT, AND**
25 **SERVICES PROVIDED UNDER THIS SECTION.**

26 SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall be construed to
27 apply only prospectively and may not be applied or interpreted to have any effect on or
28 application to any rental housing license issued or renewed before the effective date of this
29 Act.

30 SECTION 3. AND BE IT FURTHER ENACTED, That this Act shall take effect July
31 1, 2021.