

# HOUSE BILL 1285

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By: **Howard County Delegation**

Introduced and read first time: February 8, 2021

Assigned to: Environment and Transportation

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## A BILL ENTITLED

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  
24 (1977 Edition and August 2008 Supplement)

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

27 **Article 14 – Howard County**

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EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.

[Brackets] indicate matter deleted from existing law.



1 **14.906.**

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

4 (2) "EDUCATIONAL SERVICES" MEANS SERVICES DESIGNED TO:

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

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

11 (3) "LEGAL SERVICES" MEANS SERVICES DESIGNED TO PREVENT  
12 TENANTS FROM BEING EVICTED, INCLUDING REPRESENTATION DURING EVICTION  
13 PROCEEDINGS OR LANDLORD-TENANT MEDIATION.

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

16 (1) AN ASSISTED LIVING UNIT;

17 (2) A GROUP HOME UNIT;

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

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

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

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

26 (3) (I) BEGINNING IN FISCAL YEAR 2023, THE GOVERNING BODY  
27 MAY ALTER THE FEE BY RESOLUTION.

28 (II) A FEE SET UNDER THIS PARAGRAPH SHALL REMAIN

1 EFFECTIVE UNTIL ALTERED BY RESOLUTION BY THE GOVERNING BODY.

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

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

6 (II) IN FISCAL YEAR 2023 AND EACH FISCAL YEAR THEREAFTER,  
7 50% OF THE SET PER UNIT AMOUNT.

8 (D) (1) THE COUNTY EXECUTIVE MAY DESIGNATE A COUNTY  
9 DEPARTMENT OR ANOTHER ENTITY, INCLUDING A NONPROFIT CORPORATION, TO  
10 PROVIDE SERVICES UNDER THIS SECTION.

11 (2) EDUCATIONAL SERVICES SHALL BE PROVIDED TO ANY TENANT OR  
12 LANDLORD IN NEED OF ASSISTANCE.

13 (3) LEGAL SERVICES SHALL BE MADE AVAILABLE TO ANY TENANT  
14 WITH A HOUSEHOLD INCOME OF UP TO 60% OF THE MEDIAN HOUSEHOLD INCOME IN  
15 HOWARD COUNTY.

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

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

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

27 SECTION 3. AND BE IT FURTHER ENACTED, That this Act shall take effect July  
28 1, 2021.