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Frederick County Government

HB 1199

**Real Property – County Rental
Property Licenses –
Requirements and Limits**

County Position: OPPOSE

Date: March 3, 2020
Committee: Environment and Transportation

Frederick County's Department of Housing and Community Development, Citizen Services Division **OPPOSES** House Bill 1199 – Real Property – County Rental Property Licenses – Requirements and Limits.

Frederick County has adopted a comprehensive master plan – Livable Frederick – with a collaboratively developed vision and specific goals for our community, economy, the health of our citizens and environment. These goals will ensure an equitable, sustainable and healthy Frederick County. Adequate, affordable, and safe housing in safe and healthy communities are integral to our vision.

The Department of Housing and Community Development, Citizen's Services Division of Frederick County has concern with the provisions in the proposed legislation that:

- Adversely impact renters by checking the increase of privately owned rental accommodations, thereby limiting affordable housing; the resulting constriction of the availability of rental stock will increase rents;
- Restricts rental housing location, creating housing pockets and homogeneity in neighborhoods; based on the distribution of housing, this will also create homogeneity in schools;
- Curbs the wide geographic use of all forms of rental housing assistance;
- Limits property owner rights, reduces and/or restricts income generating opportunities of owners of rental housing sites, and adds costs to property owners through inspection and licensing expenses; and
- Requires Counties to routinely inspect properties that are given a rental license, increasing the need for more staff and significantly increasing costs.

The Department of Housing & Community Development, Citizen's Services Division of Frederick County urges an **UNFAVORABLE REPORT** for House Bill 1199.