

HOUSE BILL 1418

C8, L6, F2

8lr2907

By: **Delegates Aumann, Boteler, and Lafferty**

Introduced and read first time: February 8, 2008

Assigned to: Environmental Matters

A BILL ENTITLED

1 AN ACT concerning

2 **Task Force to Study Occupancy Limits on Rental Housing Near University**
3 **Campuses**

4 FOR the purpose of establishing a Task Force to Study Occupancy Limits on Rental
5 Housing Near University Campuses; providing for the composition of the Task
6 Force; requiring the Task Force to elect a chair from among its members;
7 requiring the Maryland Higher Education Commission to provide staff for the
8 Task Force; prohibiting a member from receiving compensation but entitling a
9 member to reimbursement for certain expenses; providing for the duties of the
10 Task Force; requiring the Task Force to report its findings and
11 recommendations to the Governor and the General Assembly on or before a
12 certain date; providing for the termination of the Task Force; and generally
13 relating to the Task Force to Study Occupancy Limits on Rental Housing Near
14 University Campuses.

15 SECTION 1. BE IT ENACTED BY THE GENERAL ASSEMBLY OF
16 MARYLAND, That:

17 (a) There is a Task Force to Study Occupancy Limits on Rental Housing
18 Near University Campuses.

19 (b) The Task Force consists of the following members:

20 (1) one member of the Senate of Maryland, appointed by the President
21 of the Senate;

22 (2) one member of the House of Delegates, appointed by the Speaker of
23 the House;

24 (3) the Secretary of Higher Education, or the Secretary's designee;

EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.

[Brackets] indicate matter deleted from existing law.



1 (4) the State Fire Marshal, or the Fire Marshal's designee;

2 (5) one representative from each of the following university
3 administrations, appointed by the president of the university:

4 (i) the University of Maryland, College Park;

5 (ii) Salisbury University;

6 (iii) Bowie State University; and

7 (iv) Towson University;

8 (6) one currently enrolled student from each of the following
9 universities, appointed by the student government president of each university:

10 (i) the University of Maryland, College Park;

11 (ii) Salisbury University;

12 (iii) Bowie State University; and

13 (iv) Towson University;

14 (7) one representative of the Maryland Police Chiefs Association,
15 appointed by the president of the Association;

16 (8) one representative of the Maryland Municipal League representing
17 a municipality in which a university is located, appointed by the president of the
18 Maryland Municipal League;

19 (9) one representative of the Maryland Association of Counties,
20 representing a county in which a university is located, appointed by the president of
21 the Maryland Association of Counties;

22 (10) one representative of the Apartment and Office Building
23 Association of Metropolitan Washington, appointed by the president of the
24 Association;

25 (11) one representative of the Building Owners and Managers
26 Association of Greater Baltimore, appointed by the president of the Association;

27 (12) one representative of the National Federation of Independent
28 Businesses, appointed by the president of the Association;

29 (13) one representative of the Maryland Retailers Association,
30 appointed by the president of the Association; and

1 (14) one homeowner who lives in a neighborhood in close proximity to a
2 university campus, appointed jointly by the President of the Senate and the Speaker of
3 the House.

4 (c) The members of the Task Force shall elect a chair from among the
5 members of the Task Force.

6 (d) The Maryland Higher Education Commission shall provide staff for the
7 Task Force.

8 (e) A member of the Task Force:

9 (1) may not receive compensation as a member of the Task Force; but

10 (2) is entitled to reimbursement for expenses under the Standard
11 State Travel Regulations, as provided in the State budget.

12 (f) The Task Force shall:

13 (1) study:

14 (i) the impact on the quality of life in neighborhoods
15 surrounding a university campus of students living in rental single family homes and
16 multiunit housing, including the impact on parking, noise, unruly behavior, fire safety,
17 and public nuisance complaints;

18 (ii) the adoption of local ordinances or zoning regulations to
19 restrict group rentals in residential neighborhoods by incorporating habitable space
20 standards from the National Property Maintenance Code;

21 (iii) the coordination between a municipality or county and a
22 university to provide for quality planned growth and adequate housing to support the
23 university enrollment; and

24 (iv) the ways in which a university works to help the students
25 understand their rights and responsibilities as rental property tenants and to
26 encourage students to build better relationships with community neighbors; and

27 (2) make recommendations regarding possible remedies to
28 overcrowded rental housing conditions and resulting problems in communities near
29 university campuses, including statutory changes.

30 (g) The Task Force shall report its findings and recommendations on or
31 before December 1, 2009, to the Governor and, subject to § 2-1246 of the State
32 Government Article, the General Assembly.

33 SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect
34 October 1, 2008. It shall remain effective for a period of 1 year and 3 months and, at

1 the end of December 31, 2009, with no further action required by the General
2 Assembly, this Act shall be abrogated and of no further force and effect.