N1

By: Delegates M. Washington, Cullison, Fennell, Glenn, Lafferty, Lierman, McCray, Morales, B. Robinson, S. Robinson, and Tarlau

Introduced and read first time: February 9, 2015 Assigned to: Environment and Transportation

A BILL ENTITLED

1 AN ACT concerning

Commission on Rental Housing Stabilization

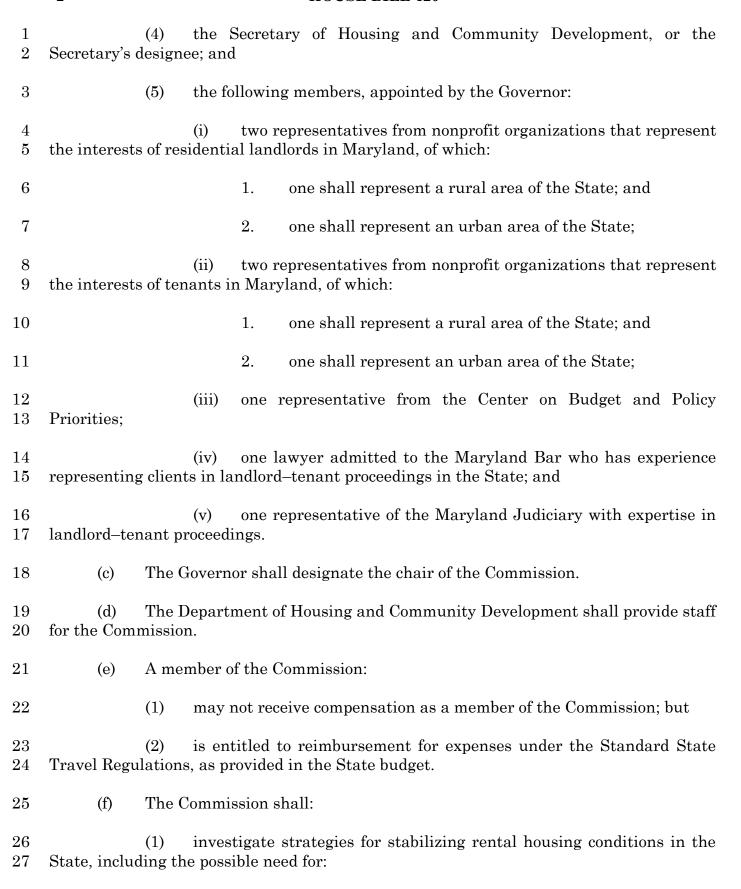
- 3 FOR the purpose of establishing the Commission on Rental Housing Stabilization; 4 providing for the composition, chair, and staffing of the Commission; prohibiting a 5 member of the Commission from receiving certain compensation, but authorizing the 6 reimbursement of certain expenses; requiring the Commission to investigate certain 7 strategies for stabilizing rental housing conditions in the State, evaluate the 8 experiences of certain tenants in Maryland, evaluate the experiences of other states 9 and jurisdictions in taking action to stabilize rental housing conditions, and make 10 specific recommendations regarding certain matters; requiring the Commission to 11 report its findings and recommendations to the Governor and the General Assembly 12 on or before a certain date; providing for the termination of this Act; and generally relating to the Commission on Rental Housing Stabilization. 13
- SECTION 1. BE IT ENACTED BY THE GENERAL ASSEMBLY OF MARYLAND,

15 That:

2

- 16 (a) There is a Commission on Rental Housing Stabilization.
- 17 (b) The Commission consists of the following members:
- 18 (1) two members of the Senate of Maryland, appointed by the President of 19 the Senate:
- 20 (2) two members of the House of Delegates, appointed by the Speaker of 21 the House;
- 22 (3) the Attorney General, or the Attorney General's designee;

5lr1564 CF SB 480



1 2 3	(i) the establishment of a Maryland Rental Housing Authority as an independent unit of State government to provide oversight of landlord—tenant issues in the State;
4 5	(ii) the establishment of an Office of the Tenant Advocate as an independent unit of State government to:
6 7 8	1. provide tenants with free counsel concerning tenant leases, State and local landlord–tenant laws, and interactions with landlords and the court system; and
9	2. advocate for the interests of tenants generally in certain judicial and administrative proceedings;
$\frac{1}{2}$	(iii) a separate system of regional housing boards to adjudicate disputes between landlords and tenants; or
13	(iv) a statewide mechanism for limiting excessive rental increases;
14 15 16	(2) evaluate the experiences of different groups of tenants in Maryland, including senior citizens, military personnel, minorities, disabled persons, families, and tenants from different economic backgrounds;
17 18	(3) evaluate the experiences of other states and jurisdictions in taking action to stabilize rental housing conditions; and
19 20 21	(4) if the Commission determines that it would be desirable to implement any of the strategies listed in item (1) of this subsection, make specific recommendations regarding the implementation of those strategies, including:
22	(i) the time frame for implementing the strategy; and
23	(ii) potential sources of funding to implement the strategy.
24 25 26	(g) On or before December 31, 2015, the Commission shall report its findings and recommendations to the Governor and, in accordance with \S 2–1246 of the State Government Article, the General Assembly.
27 28 29 30	SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect June 1, 2015. It shall remain effective for a period of 1 year and 1 month and, at the end of June 30, 2016, with no further action required by the General Assembly, this Act shall be abrogated and of no further force and effect.