

HOUSE BILL 233

L1, C8

8lr0758

By: **Prince George's County Delegation**

Introduced and read first time: January 18, 2018

Assigned to: Environment and Transportation

A BILL ENTITLED

1 AN ACT concerning

2 **Task Force to Study Health and Safety Standards for Rental Housing in Prince**
3 **George's County**

4 **PG 410-18**

5 FOR the purpose of establishing the Task Force to Study Health and Safety Standards for
6 Rental Housing in Prince George's County; providing for the composition, chair,
7 public meetings, and staffing of the Task Force; prohibiting a member of the Task
8 Force from receiving certain compensation, but authorizing the reimbursement of
9 certain expenses; requiring the Task Force to study and make recommendations
10 regarding health and safety standards for rental housing in Prince George's County;
11 requiring the Task Force to submit an interim and a final report to the members of
12 the Prince George's County delegation to the General Assembly on or before certain
13 dates; providing for the termination of this Act; and generally relating to the Task
14 Force to Study Health and Safety Standards for Rental Housing in Prince George's
15 County.

16 **Preamble**

17 WHEREAS, Residential rental buildings and dwelling units with physical conditions
18 and characteristics that render them unfit or unsafe for human occupancy and habitation
19 are a detriment to and jeopardize the health, safety, and welfare of their occupants and the
20 public; and

21 WHEREAS, The existence of substandard and unsanitary residential rental housing
22 also:

23 (1) threatens the physical, social, and economic stability of sound
24 residential buildings and areas and their supporting neighborhood facilities and
25 institutions;

EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.

[Brackets] indicate matter deleted from existing law.



1 (2) destroys the amenities of residential areas and neighborhoods and the
2 community as a whole;

3 (3) necessitates disproportionate expenditures of public funds for remedial
4 action; and

5 (4) impairs the efficient and economical exercise of governmental powers
6 and functions; and

7 WHEREAS, The existence of substandard and unsanitary residential rental housing
8 in Prince George's County must be remedied and prevented from recurring before more
9 harm is caused to the residents and overall welfare of the county; now, therefore,

10 SECTION 1. BE IT ENACTED BY THE GENERAL ASSEMBLY OF MARYLAND,
11 That:

12 (a) There is a Task Force to Study Health and Safety Standards for Rental
13 Housing in Prince George's County.

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

15 (1) one member of the Senate of Maryland, appointed by the Chair of the
16 Prince George's County Senate Delegation;

17 (2) two members of the House of Delegates, appointed by the Chair of the
18 Prince George's County House Delegation;

19 (3) one member from the Prince George's County Council, appointed by the
20 Chair of the Prince George's County House Delegation;

21 (4) one member from the Prince George's County Department of Health
22 and Human Services, appointed by the Prince George's County Executive;

23 (5) one member from the Prince George's County Department of Housing
24 and Community Development, appointed by the Prince George's County Executive;

25 (6) one member from the Prince George's County Department of
26 Permitting, Inspections and Enforcement, appointed by the Prince George's County
27 Executive;

28 (7) one member appointed by the Apartment and Office Building
29 Association of Metropolitan Washington;

30 (8) one member appointed by the Maryland Association of Realtors;

31 (9) one representative of an organization that advocates for tenant rights
32 or low-income housing, appointed by the Chair of the Prince George's County House

1 Delegation;

2 (10) two members of the public, appointed by the Chair of the Prince
3 George's County Council; and

4 (11) two members of the public, appointed by the Chair of the Prince
5 George's County House Delegation.

6 (c) The Chair of the Prince George's County House Delegation shall designate the
7 chair of the Task Force.

8 (d) The Task Force shall hold at least three public hearings, including at least one
9 public hearing in each of the northern, southern, and central regions of Prince George's
10 County.

11 (e) The Department of Housing and Community Development and the Prince
12 George's County Department of Housing and Community Development shall provide staff
13 for the Task Force.

14 (f) A member of the Task Force:

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

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

18 (g) The Task Force shall:

19 (1) examine, identify, and offer suggestions to remedy the existence or
20 prevent the development of dangerous, substandard, unsanitary, or deficient conditions in
21 residential rental buildings and dwelling units, such as mold growth and insect infestation,
22 in the interest of the health, safety, and welfare of the people of Prince George's County;
23 and

24 (2) make recommendations regarding the establishment of minimum
25 health and safety standards to regulate and encourage the proper maintenance and use of
26 existing and future residential rental buildings, structures, and premises in order to
27 safeguard life, limb, health, property, and public welfare in Prince George's County.

28 (h) (1) On or before September 30, 2018, the Task Force shall submit an
29 interim report of its findings and recommendations, in accordance with § 2-1246 of the
30 State Government Article, to the members of the Prince George's County delegation to the
31 General Assembly.

32 (2) On or before January 31, 2019, the Task Force shall submit a final
33 report of its findings and recommendations, in accordance with § 2-1246 of the State
34 Government Article, to the members of the Prince George's County delegation to the

1 General Assembly.

2 SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect July
3 1, 2018. It shall remain effective for a period of 1 year and, at the end of June 30, 2019, this
4 Act, with no further action required by the General Assembly, shall be abrogated and of no
5 further force and effect.