

HOUSE BILL 764

L2, C9

3lr0546

By: **Montgomery County Delegation**

Introduced and read first time: February 8, 2023

Assigned to: Appropriations

Committee Report: Favorable with amendments

House action: Adopted

Read second time: March 11, 2023

CHAPTER _____

1 AN ACT concerning

2 **Montgomery County Housing Opportunities Commission – Collective**
3 **Bargaining Agreement Implementation – Impasse Arbitration**

4 **MC 10–23**

5 FOR the purpose of altering the terms and conditions of a certain final offer that the
6 Executive Director of the Housing Opportunities Commission of Montgomery County
7 is required to submit to the Montgomery Commission; authorizing the parties to a
8 collective bargaining agreement for employees of the ~~Housing Opportunities~~
9 ~~Commission of Montgomery County~~ Montgomery Commission to request the services
10 of a mediator–arbitrator during a term of a collective bargaining agreement under
11 certain circumstances; establishing the process for mediation–arbitration; requiring
12 the parties to share equally the costs of the mediator–arbitrator’s services; and
13 generally relating to collective bargaining for employees of the Housing
14 Opportunities Commission of Montgomery County.

15 BY repealing and reenacting, with amendments,
16 Article – Housing and Community Development
17 Section 16–310
18 Annotated Code of Maryland
19 (2019 Replacement Volume and 2022 Supplement)

20 BY adding to
21 Article – Housing and Community Development
22 Section 16–310.1

EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.

[Brackets] indicate matter deleted from existing law.

Underlining indicates amendments to bill.

~~Strike out~~ indicates matter stricken from the bill by amendment or deleted from the law by amendment.



1 Annotated Code of Maryland
2 (2019 Replacement Volume and 2022 Supplement)

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

5 **Article – Housing and Community Development**

6 16–310.

7 (a) (1) If the parties have not reached an agreement on or before December 1
8 on a collective bargaining agreement that would become effective the following July 1, the
9 parties shall jointly appoint a mediator–arbitrator panel.

10 (2) If the parties are unable to agree on a jointly appointed
11 mediator–arbitrator as required under § 16–311 of this subtitle, the labor relations
12 administrator shall name the jointly appointed mediator–arbitrator on or before December
13 7.

14 (3) Notwithstanding appointment of the mediator–arbitrator panel, this
15 subsection does not require beginning mediation–arbitration before the date set forth in
16 subsection (b)(2) of this section.

17 (b) (1) During the collective bargaining:

18 (i) either party may declare an impasse and request the services of
19 the mediator–arbitrator panel; or

20 (ii) the parties may jointly request the services of a
21 mediator–arbitrator panel before an impasse is declared.

22 (2) If the mediator–arbitrator panel finds in the discretion of the panel that
23 the parties are at a bona fide impasse, or on February 1, if they still have not agreed on a
24 contract, whichever happens first, the mediator–arbitrator panel shall require the parties
25 to submit:

26 (i) a joint memorandum listing all items to which the parties have
27 previously agreed; and

28 (ii) a separate memorandum of the party’s last final offer presented
29 in negotiations on all items to which the parties have not previously agreed.

30 (c) (1) On or before February 10, if the parties have not agreed on a contract,
31 the mediator–arbitrator panel shall hold a nonpublic hearing on the parties’ proposals at a
32 time, date, and place chosen by the mediator–arbitrator panel.

1 (2) Each party shall submit evidence or make oral and written argument
2 in support of the party's last final offer.

3 (3) The mediator–arbitrator panel may not open the hearing to a person
4 who is not a party to the mediation–arbitration.

5 (d) (1) On or before February 15, the mediator–arbitrator panel shall issue a
6 report choosing the final offer that the mediator–arbitrator panel determines to be more
7 reasonable when viewed as a whole.

8 (2) Subject to paragraph (3) of this subsection, in determining the more
9 reasonable offer, the mediator–arbitrator panel may consider only:

10 (i) past collective bargaining contracts between the parties,
11 including the bargaining history that led to the agreement or the precollective bargaining
12 history of employee wages, hours, benefits, and other working conditions;

13 (ii) a comparison of wages, hours, benefits, and conditions of
14 employment of similar employees of other public employers in the Washington
15 Metropolitan Area and in the State;

16 (iii) a comparison of wages, hours, benefits, and conditions of
17 employment of similar employees of private employers in Montgomery County;

18 (iv) the public interest and welfare;

19 (v) the ability of the employer to finance any economic adjustments
20 required under the proposed agreement;

21 (vi) the effects of any economic adjustments on the standard of public
22 services normally provided by the employer; and

23 (vii) the annual increase or decrease in consumer prices for all items
24 as shown in the most recent Consumer Price Index – Wage Earners and Clerical Workers
25 (“CPI–W”) for the Washington Metropolitan Area.

26 (3) In considering the terms and conditions of the final offer regarding
27 wages, the mediator–arbitrator panel shall first consider and give the highest priority to
28 the ability of the Montgomery Commission to pay for additional short–term and long–term
29 expenses by considering:

30 (i) the limits on the ability of the Montgomery Commission to raise
31 revenue;

32 (ii) the added burden raising revenue would have on customers of
33 the Montgomery Commission; and

1 (iii) the ability of the Montgomery Commission to continue providing
2 the current level of service to its customers.

3 (4) In determining the more reasonable offer, the mediator–arbitrator
4 panel shall consider that all items on which the parties agreed before the
5 mediation–arbitration are integrated with each offer.

6 (5) The mediator–arbitrator panel may not receive or consider the history
7 of collective bargaining relating to the immediate dispute, including any offers of
8 settlement not contained in the offer submitted to the mediator–arbitrator panel.

9 (e) The mediator–arbitrator panel may not compromise or alter the final offer
10 that the mediator–arbitrator panel chooses.

11 (f) (1) Subject to paragraphs (2) and (5) of this subsection and without
12 ratification by the parties, the offer that the mediator–arbitrator panel chooses as
13 integrated with the items on which the parties previously agreed is the final agreement
14 between the Montgomery Commission and the exclusive representative.

15 (2) The economic provisions of the final agreement are subject to funding
16 by the Montgomery Commission.

17 (3) Except as provided in paragraph (5) of this subsection, the Montgomery
18 Commission shall appropriate money in the Montgomery Commission’s final budget for all
19 economic provisions of the final agreement.

20 (4) The parties shall execute an agreement that incorporates the final
21 agreement, including arbitration awards and all issues agreed to under this section.

22 (5) (i) On or before April 1 or a later date determined by mutual
23 agreement of the parties due to extenuating circumstances, the Executive Director of the
24 Montgomery Commission shall submit to the Montgomery Commission any term or
25 condition of the final offer [regarding wages] that requires:

26 1. an appropriation of funds OR THAT MAY RESULT IN A
27 PRESENT OR FUTURE FISCAL IMPACT ON THE MONTGOMERY COMMISSION OR ITS
28 CUSTOMERS; or

29 2. the adoption of a regulation that may result in a present
30 or future fiscal impact on the Montgomery Commission or its customers.]

31 **2. ACTION BY THE MONTGOMERY COMMISSION TO**
32 **IMPLEMENT THE COLLECTIVE BARGAINING AGREEMENT.**

1 (ii) The Montgomery Commission may accept or reject all or part of
2 any term or condition that the Executive Director is required to submit under
3 subparagraph (i) of this paragraph.

4 (g) The Montgomery Commission and the employee organization shall share the
5 costs of the mediator–arbitrator panel’s services equally.

6 **16–310.1.**

7 **(A) DURING THE TERM OF A COLLECTIVE BARGAINING AGREEMENT:**

8 (1) EITHER PARTY MAY DECLARE AN IMPASSE AND REQUEST THE
9 SERVICES OF A MEDIATOR–ARBITRATOR; AND

10 (2) THE PARTIES JOINTLY MAY REQUEST THE SERVICES OF A
11 MEDIATOR–ARBITRATOR AT ANY TIME WITHOUT DECLARING AN IMPASSE.

12 **(B) (1) IF THE SERVICES OF A MEDIATOR–ARBITRATOR ARE REQUESTED,**
13 **THE PARTIES JOINTLY SHALL APPOINT A MEDIATOR–ARBITRATOR.**

14 (2) IF THE PARTIES ARE UNABLE TO AGREE ON A JOINTLY APPOINTED
15 MEDIATOR–ARBITRATOR AS REQUIRED UNDER § 16–311 OF THIS SUBTITLE, THE
16 LABOR RELATIONS ADMINISTRATOR SHALL NAME THE JOINTLY APPOINTED
17 MEDIATOR–ARBITRATOR WITHIN 7 DAYS AFTER THE SERVICES OF A
18 MEDIATOR–ARBITRATOR WERE REQUESTED.

19 **(C) IF THE MEDIATOR–ARBITRATOR FINDS IN THE DISCRETION OF THE**
20 **MEDIATOR–ARBITRATOR THAT THE PARTIES ARE IN A BONA FIDE IMPASSE, THE**
21 **MEDIATOR–ARBITRATOR SHALL REQUIRE EACH PARTY TO SUBMIT A SEPARATE**
22 **MEMORANDUM OF THE PARTY’S LAST FINAL OFFER PRESENTED IN NEGOTIATIONS**
23 **ON ITEMS WITH REGARD TO WHICH THE PARTIES ARE IN DISPUTE.**

24 **(D) (1) WITHIN 10 DAYS AFTER THE SUBMISSION OF THE MEMORANDUM**
25 **REQUIRED UNDER SUBSECTION (C) OF THIS SECTION, THE MEDIATOR–ARBITRATOR**
26 **SHALL HOLD A NONPUBLIC HEARING ON THE PARTIES’ OFFERS AT A TIME, DATE,**
27 **AND PLACE CHOSEN BY THE MEDIATOR–ARBITRATOR.**

28 (2) EACH PARTY SHALL SUBMIT EVIDENCE OR MAKE ORAL AND
29 WRITTEN ARGUMENT IN SUPPORT OF THE PARTY’S LAST FINAL OFFER.

30 (3) THE MEDIATOR–ARBITRATOR MAY NOT OPEN THE HEARING TO A
31 PERSON WHO IS NOT A PARTY TO THE MEDIATION–ARBITRATION.

32 **(E) (1) WITHIN 5 DAYS AFTER THE HEARING REQUIRED UNDER**
33 **SUBSECTION (D)(1) OF THIS SECTION, THE MEDIATOR–ARBITRATOR SHALL ISSUE A**

1 REPORT CHOOSING THE FINAL OFFER THAT THE MEDIATOR-ARBITRATOR
2 DETERMINES TO BE MORE REASONABLE WHEN VIEWED AS A WHOLE.

3 (2) SUBJECT TO PARAGRAPH (3) OF THIS SUBSECTION, IN
4 DETERMINING THE MORE REASONABLE OFFER, THE MEDIATOR-ARBITRATOR MAY
5 CONSIDER ONLY:

6 (I) PAST COLLECTIVE BARGAINING CONTRACTS BETWEEN THE
7 PARTIES, INCLUDING THE BARGAINING HISTORY THAT LED TO THE AGREEMENT OR
8 THE PRECOLLECTIVE BARGAINING HISTORY OF EMPLOYEE WAGES, HOURS,
9 BENEFITS, AND OTHER WORKING CONDITIONS;

10 (II) A COMPARISON OF WAGES, HOURS, BENEFITS, AND
11 CONDITIONS OF EMPLOYMENT OF SIMILAR EMPLOYEES OF OTHER PUBLIC
12 EMPLOYERS IN THE WASHINGTON METROPOLITAN AREA AND IN THE STATE;

13 (III) A COMPARISON OF WAGES, HOURS, BENEFITS, AND
14 CONDITIONS OF EMPLOYMENT OF SIMILAR EMPLOYEES OF PRIVATE EMPLOYERS IN
15 MONTGOMERY COUNTY;

16 (IV) THE PUBLIC INTEREST AND WELFARE;

17 (V) THE ABILITY OF THE EMPLOYER TO FINANCE ANY
18 ECONOMIC ADJUSTMENTS REQUIRED UNDER THE PROPOSED AGREEMENT;

19 (VI) THE EFFECTS OF ANY ECONOMIC ADJUSTMENTS ON THE
20 STANDARD OF PUBLIC SERVICES NORMALLY PROVIDED BY THE EMPLOYER; AND

21 (VII) THE ANNUAL INCREASE OR DECREASE IN CONSUMER
22 PRICES FOR ALL ITEMS AS SHOWN IN THE MOST RECENT
23 CONSUMER PRICE INDEX - WAGE EARNERS AND CLERICAL WORKERS ("CPI-W")
24 FOR THE WASHINGTON METROPOLITAN AREA.

25 (3) IN CONSIDERING THE TERMS AND CONDITIONS OF THE FINAL
26 OFFER, THE MEDIATOR-ARBITRATOR SHALL FIRST CONSIDER AND GIVE THE
27 HIGHEST PRIORITY TO THE ABILITY OF THE MONTGOMERY COMMISSION TO PAY
28 FOR ADDITIONAL SHORT-TERM AND LONG-TERM EXPENSES BY CONSIDERING:

29 (I) THE LIMITS ON THE ABILITY OF THE MONTGOMERY
30 COMMISSION TO RAISE REVENUE;

31 (II) THE ADDED BURDEN RAISING REVENUE WOULD HAVE ON
32 CUSTOMERS OF THE MONTGOMERY COMMISSION; AND

1 (III) THE ABILITY OF THE MONTGOMERY COMMISSION TO
2 CONTINUE PROVIDING THE CURRENT LEVEL OF SERVICE TO ITS CUSTOMERS.

3 (4) IN DETERMINING THE MORE REASONABLE OFFER, THE
4 MEDIATOR-ARBITRATOR SHALL CONSIDER THAT ALL ITEMS ON WHICH THE PARTIES
5 AGREED BEFORE THE MEDIATION-ARBITRATION ARE INTEGRATED WITH EACH
6 OFFER.

7 (5) THE MEDIATOR-ARBITRATOR MAY NOT RECEIVE OR CONSIDER
8 THE HISTORY OF COLLECTIVE BARGAINING RELATING TO THE IMMEDIATE DISPUTE,
9 INCLUDING ANY OFFERS OF SETTLEMENT NOT CONTAINED IN THE OFFER
10 SUBMITTED TO THE MEDIATOR-ARBITRATOR.

11 (F) THE MEDIATOR-ARBITRATOR MAY NOT COMPROMISE OR ALTER THE
12 FINAL OFFER THAT THE MEDIATOR-ARBITRATOR CHOOSES.

13 (G) (1) SUBJECT TO PARAGRAPHS (2) AND (5) OF THIS SUBSECTION AND
14 WITHOUT RATIFICATION BY THE PARTIES, THE OFFER THAT THE
15 MEDIATOR-ARBITRATOR CHOOSES AS INTEGRATED WITH THE ITEMS ON WHICH THE
16 PARTIES PREVIOUSLY AGREED IS THE FINAL AGREEMENT BETWEEN THE
17 MONTGOMERY COMMISSION AND THE EXCLUSIVE REPRESENTATIVE.

18 (2) THE ECONOMIC PROVISIONS OF THE FINAL AGREEMENT ARE
19 SUBJECT TO FUNDING BY THE MONTGOMERY COMMISSION.

20 (3) EXCEPT AS PROVIDED IN PARAGRAPH (5) OF THIS SUBSECTION,
21 THE MONTGOMERY COMMISSION SHALL APPROPRIATE MONEY IN THE
22 MONTGOMERY COMMISSION'S FINAL BUDGET FOR ALL ECONOMIC PROVISIONS OF
23 THE FINAL AGREEMENT.

24 (4) THE PARTIES SHALL EXECUTE AN AGREEMENT THAT
25 INCORPORATES THE FINAL AGREEMENT, INCLUDING ARBITRATION AWARDS AND
26 ALL ISSUES AGREED TO UNDER THIS SECTION.

27 (5) (I) ~~ON OR BEFORE APRIL 1 OR~~ WITHIN 45 DAYS AFTER THE
28 EXECUTION OF AN AGREEMENT UNDER PARAGRAPH (4) OF THIS SUBSECTION OR ON
29 A LATER DATE DETERMINED BY MUTUAL AGREEMENT OF THE PARTIES DUE TO
30 EXTENUATING CIRCUMSTANCES, THE EXECUTIVE DIRECTOR OF THE MONTGOMERY
31 COMMISSION SHALL SUBMIT TO THE MONTGOMERY COMMISSION ANY TERM OR
32 CONDITION OF THE FINAL OFFER REGARDING WAGES THAT REQUIRES:

33 1. AN APPROPRIATION OF FUNDS OR THAT MAY RESULT
34 IN A PRESENT OR FUTURE FISCAL IMPACT ON THE MONTGOMERY COMMISSION OR
35 ITS CUSTOMERS; OR

