

Article - Real Property

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§8–209.1.

(a) In this section, “local jurisdiction” means a county or municipality.

(b) (1) This section applies to a local jurisdiction that adopts a local law to limit the rent increase that a landlord may charge a current tenant for a subsequent term without a gap in tenancy.

(2) This section does not apply to a local jurisdiction that adopts a local law for the purpose identified in paragraph (1) of this subsection if the limitation on rent increases applies only:

(i) During:

1. A designated state of emergency or catastrophic health emergency issued by the Governor; or

2. An emergency order issued by the head of the executive branch of the local jurisdiction;

(ii) To housing owned by the local jurisdiction and operated by the local jurisdiction or a third party; or

(iii) To housing funded, in whole or in part, by the local jurisdiction.

(c) On adoption of a local law described in subsection (b)(1) of this section, the local jurisdiction shall report to the General Assembly, in accordance with § 2–1257 of the State Government Article:

(1) That the local jurisdiction has adopted a local law to limit the rent increase that a landlord may charge;

(2) The text of the bill, as adopted by the local jurisdiction; and

(3) The date the local law will go into effect.

(d) (1) On or before January 31 of the second calendar year after a local jurisdiction adopts a local law for the purpose identified in subsection (b)(1) of this section, the local jurisdiction shall report to the General Assembly, in accordance with

§ 2–1257 of the State Government Article, on the number of new building permits issued by the local jurisdiction, by year, for multifamily dwellings intended to be used as rental properties:

- (i) For the 2 years prior to enacting the local law; and
- (ii) Since enactment of the local law.

(2) On or before January 31 of each year after the initial report required under paragraph (1) of this subsection, the local jurisdiction shall submit an updated report to the General Assembly, in accordance with § 2–1257 of the State Government Article, on the number of new building permits issued by the local jurisdiction, by year, for multifamily dwellings intended to be used as rental properties since the date the local law was enacted.

(e) This section may not be construed to authorize a local jurisdiction to adopt a local law to limit rent increases that may be charged to a current tenant.

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