

HOUSE BILL 1497

N1, C9

6lr3009
CF SB 953

By: **Charles County Delegation**

Introduced and read first time: February 13, 2026

Assigned to: Economic Matters

A BILL ENTITLED

1 AN ACT concerning

2 **Charles County – Rent Stabilization – Seniors**

3 FOR the purpose of requiring Charles County to establish a rent increase limit for units
4 occupied by seniors; and generally relating to rent stabilization for seniors in Charles
5 County.

6 BY adding to
7 Article – Real Property
8 Section 8–209.2
9 Annotated Code of Maryland
10 (2023 Replacement Volume and 2025 Supplement)

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

13 **Article – Real Property**

14 **8–209.2.**

15 (A) (1) IN THIS SECTION THE FOLLOWING WORDS HAVE THE MEANINGS
16 INDICATED.

17 (2) “BASE RENT” MEANS THE RENT IN EFFECT UNDER THE CURRENT
18 LEASE.

19 (3) “CONSUMER PRICE INDEX” MEANS THE CONSUMER PRICE INDEX
20 FOR ALL URBAN CONSUMERS FOR THE WASHINGTON METROPOLITAN AREA, OR
21 ANY SUCCESSOR INDEX.

EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.

[Brackets] indicate matter deleted from existing law.



1 **(4) “RENT INCREASE LIMIT” MEANS THE MAXIMUM ALLOWABLE**
2 **AMOUNT THAT A LANDLORD MAY INCREASE THE RENT OF A RENTAL UNIT RELATIVE**
3 **TO THE BASE RENT.**

4 **(5) “SENIOR” MEANS AN INDIVIDUAL WHO IS AT LEAST THE AGE**
5 **REQUIRED TO RECEIVE FULL SOCIAL SECURITY RETIREMENT BENEFITS.**

6 **(B) THIS SECTION APPLIES ONLY IN CHARLES COUNTY.**

7 **(C) THE COUNTY SHALL ESTABLISH AN ANNUAL RENT INCREASE LIMIT FOR**
8 **RENTAL UNITS OCCUPIED BY A SENIOR THAT IS NO GREATER THAN THE CONSUMER**
9 **PRICE INDEX.**

10 SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect
11 October 1, 2026.