

**Department of Legislative Services**  
Maryland General Assembly  
2026 Session

**FISCAL AND POLICY NOTE**  
**First Reader**

Senate Bill 953 (Charles County Senators)  
Judicial Proceedings

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**Charles County - Rent Stabilization - Seniors**

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This bill requires Charles County to establish an annual “rent increase limit” for rental units occupied by seniors (defined under the bill as individuals who are at least age 62) based on the consumer price index. A “rent increase limit” is the maximum allowable amount that a landlord may increase the rent of a rental unit relative to the base rent.

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**Fiscal Summary**

**State Effect:** The bill does not affect State operations or finances.

**Local Effect:** *Potential* significant impact on Charles County operations and finances, as discussed below. **This bill may impose a mandate on a unit of local government.**

**Small Business Effect:** Potential meaningful.

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**Analysis**

**Current Law:** There is no statewide rent stabilization law. A landlord must generally notify a residential tenant in writing prior to a rent increase. Local governments must report to the General Assembly certain information if a local jurisdiction 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.

**Local Fiscal Effect:** Charles County advises that the bill *may* have a significant impact on the county but is unable to determine the full extent of the fiscal and operational effects. For example, the county notes that a tracking process is likely needed to identify properties subject to the bill’s provisions, as well as the establishment of an enforcement mechanism.

**Small Business Effect:** The bill may have a meaningful impact on any small business landlords in Charles County that rent to seniors.

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### **Additional Information**

**Recent Prior Introductions:** Similar legislation has not been introduced within the last three years.

**Designated Cross File:** HB 1497 (Charles County Delegation) - Economic Matters.

**Information Source(s):** Charles County; Judiciary (Administrative Office of the Courts); Department of Legislative Services

**Fiscal Note History:** First Reader - March 8, 2026  
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