



Rental Housing Survey Results

Presenters

Don Litten, Building Code Official

Danielle Mitchell, Associate County Attorney

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Rental Housing Survey

In response to feedback garnered from the Board of Commissioners, a survey was made available on the Planning and Growth Management webpage titled “Proposed Rental Housing Licensing Program Survey” beginning December 1, 2020 through January 31, 2021.

The survey link was prominently displayed on the CCG website. An announcement was also included in our CCG e-newsletter. 172 submissions were received during the survey period.

Rental Housing Survey Questions

Question 1. What best describes you?

Response Options:

1. Apartment Tenant: **9**

2. Apartment Landlord- 3 units or less: **1**

3. Apartment Landlord- 4 units or more: **1**

4. Single Family Tenant: **7**

5. Single Family Landlord: **39**

If Single Family Landlord, how many townhomes do you offer for rent? How many detached single family homes do you offer for rent?

6. Property Manager: **20**

7. Property Owner, not offering property for rent: **60**

8. Other - If Other, please explain: **35**

Rental Housing Survey Questions

Question 2. If you are a Landlord, how long have you been a Landlord in Charles County?

39 Landlords:

2 years – 3

3 years - 2

4 years - 4

5 years – 5

7 years – 1

9 years - 1

10 years -2

11 years - 1

12 years – 1

15 years – 2

16 years - 3

18 years - 1

20 years - 1

20+ years - 1

24 years - 1

25 years - 1

30 years - 1

34 years - 1

35 years - 1

40 years – 2

45 years - 1

Rental Housing Survey Questions

Question 3. If you are a Tenant, how long have you been a Tenant in Charles County?

9 Apartment Tenants:

1 year - 1
2 years - 1
3 years - 2
5 years - 1
8 years - 1
13 years - 1
20+ years - 1
40 years - 1

7 Single Family Tenants:

2 years - 1
3 years - 1
4 years - 1
6 years - 1
8 years - 1
12 years - 1

Rental Housing Survey Questions

Question 4. If you are a Tenant or a Landlord, is the property you rent or offer for rent located in a community with a Homeowners' Association?

NO - 34

YES - 44

If yes, does the Homeowners' Association have any rules or regulations concerning rentals?

NO - 25

YES - 18

Rental Housing Survey Questions

Question 5. What are your greatest concerns about Charles County's rental properties? (choose all that apply.)

Response Options	Apt Tenant	Apt Landlord	Other	Property Mgr	Property Owner- Not for Rent	Single Family Landlord	Single Family Tenant	TOTAL
Burdensome regulation:	3	11	26	17	34	24	0	115
Property maintenance	4	1	10	4	23	6	2	50
Building Safety	4	0	9	2	13	4	0	32
Safety in the surrounding area	4	0	7	8	29	8	5	61
Unresponsive Management or Landlord	3	0	11	2	17	2	1	36
Unresponsive Tenant		0	0	0	0	0	0	0
Cost of Rent	7	1	20	6	24	16	2	76
Lack of Affordable Units	0	0	0	0	0	0	0	0
Other	0	0	1	1	1	8	0	11

Rental Housing Survey Questions

Question 6. On what areas of regulations should this program focus? (Choose all that apply.)

Response Options	Apt Tenant	Apt Landlord	Other	Property Mgr	Property Owner- Not for Rent	Single Family Landlord	Single Family Tenant	TOTAL
Crime free/Drug free residences	6	2	22	10	34	16	5	95
Buildings interior	4	0	8	3	19	3	2	39
Buildings exterior	4	0	9	3	21	7	0	44
Educating Tenants and Landlords about Regulations	2	2	19	7	28	9	3	70
Other	0	0	5	5	7	17	0	34

Rental Housing Survey Questions

Question 7. What are your greatest concerns about the County implementing a Rental Housing Licensing Program?

Response Options	Apt Tenant	Apt Landlord	Other	Property Mgr	Property Owner-Not for Rent	Single Family Landlord	Single Family Tenant	TOTAL
1.Burdensome regulation	3	2	31	18	39	31	0	124
2.Property inspections	1	1	13	8	20	21	1	65
3.Additional costs to Landlords	3	2	29	18	39	35	0	126
4.If this is a concern, please identify what may be the source of potential additional costs, if known								
5.Additional costs to Tenants (If this is a concern, please identify what may be the source of potential additional costs, if known)	8	2	24	16	33	24	5	112

Rental Housing Survey Questions

QUESTION 7 CONTINUED

Response Options	Apt Tenant	Apt Landlord	Other	Property Mgr	Property Owner- Not for Rent	Single Family Landlord	Single Family Tenant	TOTAL
6. Legal Ramifications	1	2	14	11	22	18	0	68
7. Loss of rental units to avoid program	2	2	26	15	31	24	3	103
8. Sharing information with a government agency	3	1	10	6	12	12	0	44
9. Sharing information with other entities 10. Other - If other, please explain	3	1	11	7	13	12	0	47

Rental Housing Survey Questions

Question 8. Please share any additional information or your opinion about a rental housing licensing program:

- “The additional program will result in the need for more County Staff to manage the applications and inspection process resulting in larger Government and additional budget requirements for the department.
- My concern about this program is it will create another layer of bureaucracy and drive the cost of rental housing even higher than it is now”
- “Questions: 1. Cost of the registration fee? 2. Documentation of the number of below standard rental units or units violate housing standards? Comment - there already is opposition from the Southern Maryland Association of REALTORS, including a mailing, stating that this program will lead to fewer rental units and label this as a renters tax. They cite the 2018 United Way of Charles County ALICE Report, but perhaps out of context. No bill has been filed yet, so perhaps their opposition is somewhat premature without at least reviewing the fiscal impact note that will be available after the bill is filed, to fully understand the costs and then perhaps a basis to determine the availability and cost of housing. Also, perhaps there is an upside - making housing safer for habitation! “
- “Sub-standard properties being rented to low income tenants would be taken off the market rather than improved and licensed.”
- “Don't want it!”
- “Great idea. This will ensure upkeep of property and ensure property values do not decline. It will also provide a way to hold landlords accountable to resolving complaints. “

Rental Housing Survey Questions

QUESTION 8 CONTINUED

- “There are federal programs in place and a local housing authority. The county does not need to drive up taxes and add more inane bureaucracy. Use the federal programs more effectively. The proposal is a taking of private property without due process.”
- “I think now is not the time for it. I don't think it's needed. Some landlords will sell and move to their areas, others will increase the rent to offset cost. “
- “It would be nice to know what the goal is of implementing such a licensing program. What problem does this correct in the County?”
- “The demographic info asked for below is a perfect example of what is going wrong with this country. Male and female is the only gender - the others don't exist!!!!!!”
- “long over due. Do not pass regulations unless you intend to enforce. Do not handle like you have done house trailers. Many illegal trailers are rental units!”
- “Property managers and property owners will not like this program but they are running a business and all businesses must follow laws. Tenants need to have a way to resolve issues with landlord of course the landlord will not renew their contracts. I know many landlords who will not replace broken appliance or maintain the property, they try to get renters to buy or make repairs. Landlords take advantage of renters especially pet owners know they can't go to another home. How do I keep informed about this issue.”
- “Should not be issued”
- “It will drive the prices up in the Charles County rental industry causing low-income households to leave due to the costs applied to the lease of a rental associated with the Rental Housing Licensing Program.”

Rental Housing Survey Questions

Question 9. Please share your demographic information.

Gender: M or F

FEMALE – 85 PREFER NOT TO ANSWER – 21 MALE – 58

Age- 18-24: 1, 25-34: 8, 35-44: 17, 45-54: 40, 55-64: 47, 65 and older: 22

Ethnic origin: White: 78, Hispanic/Latino: 2, Black/African American: 52, Native American/ American Indian: 2, Asian/Pacific Islander: 2, Other: 13

Questions?



Charles County Government

MD Relay Service: 7-1-1

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