



# Montgomery County

## Office of Intergovernmental Relations

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**HB 1460**

**DATE: March 12, 2026**

**SPONSOR: Delegates Taveras, Terrasa, and Lehman**

**ASSIGNED TO: Economic Matters**

**CONTACT PERSON: Leslie Frey** (leslie.frey@montgomerycountymd.gov)

**POSITION: INFORMATIONAL (Department of Housing and Community Affairs)**

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### **Landlord and Tenant - Investor-Owned Single-Family Rental Property - Landlord Requirements**

House Bill 1460 prohibits a landlord of an investor-owned single-family rental property from charging a tenant more than a certain amount in rent, utilities, and additional mandatory fees. "Investor-owned single-family rental property" is a property whose owner owns two or more residential properties in the State. It does not apply to owner-occupied residences with only a portion of the residence available for rent or to single-family rentals subject to a long-term affordability covenant. Under the bill, landlords would not be permitted to charge more than the greater of (1) 120% of the fair market rent for its ZIP code, or 120% of the last recorded sale price of the property, divided by 12. Additionally, landlords also could not charge more than the documented cost of utilities or \$100 and not more than \$100 per month for additional mandatory fees and must not use fees or charges to circumvent the limits. The bill also establishes disclosure requirements: the landlord must disclose to prospective or renewing tenants the fair market rent, the last sale price, and the maximum allowable rent. It establishes enforcement authority by the Department of Housing and Community Development for public housing and federally- or State-assisted housing, and by the Office of the Attorney General for private rentals. Finally, the bill requires that DHCD establish a public registry of investor-owned single-family rental properties.

As written, House Bill 1460 could preempt Montgomery County's rent stabilization laws<sup>1</sup> or create situations in which single-family rentals would be exempt<sup>2</sup> from the County's rent control policies but subject to the State's law. Currently, the County's maximum rent increase allowance is 5.7%<sup>3</sup>, based on the current CPU-I (2.7%) plus 3%. Montgomery County has an extensive list of exempted types of properties<sup>4</sup> from the rent stabilization law, including properties newer than 23 years old, a unit located in a substantially renovated building, and a unit owned by a landlord who owns two or fewer rental units in the County. While the existence of Montgomery County's rent control law shows the County's support of rent stabilization measures, the County enacted its laws to accommodate the unique needs of Montgomery County's rental market and what is appropriate in some counties may not work best in others. The Bill also allows the State to require the County to suspend rental licenses held by the landlord, which reduces the County's independence in administering rental housing licenses.

The Montgomery County Department of Housing and Community Affairs respectfully urges the committee to consider the aforementioned information regarding House Bill 1460.

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<sup>1</sup> Montgomery County Code Sec. 29-56 et sec.

[https://codelibrary.amlegal.com/codes/montgomerycounty/latest/montgomeryco\\_md/0-0-0-137635](https://codelibrary.amlegal.com/codes/montgomerycounty/latest/montgomeryco_md/0-0-0-137635)

<sup>2</sup> Montgomery County Code Sec. 29-60 [https://codelibrary.amlegal.com/codes/montgomerycounty/latest/montgomeryco\\_md/0-0-161108](https://codelibrary.amlegal.com/codes/montgomerycounty/latest/montgomeryco_md/0-0-161108)

<sup>3</sup> <https://www.montgomerycountymd.gov/DHCA/Tenants/RentStabilization.html>

<sup>4</sup> [https://codelibrary.amlegal.com/codes/montgomerycounty/latest/montgomeryco\\_md/0-0-0-161108](https://codelibrary.amlegal.com/codes/montgomerycounty/latest/montgomeryco_md/0-0-0-161108)