



## HB1497: Charles County - Rent Stabilization - Seniors

### Position: Favorable

March 12, 2026

The Honorable Kris Valderrama, Chair  
Economic Matters Committee  
Room 230, House Office Building  
Annapolis, Maryland 21401  
cc: Members, House Economic Matters

Chair Valderrama and Members of the Committee:

Economic Action Maryland Fund urges a favorable report on HB1497, which would protect older adults in Charles County from skyrocketing rent increases.

As of January this year, rent in Maryland made the state the 8th most expensive place to rent in the nation.<sup>1</sup> The price of a one bedroom apartment in Waldorf surged 61.43% in the last three years; a two bedroom increased 29% in that same time.<sup>2</sup> For an older adult living on a fixed income, these increases - compounded by escalating prices of groceries and utilities - are simply unaffordable.

Since the start of this year, Economic Action Maryland Fund has seen a sharp increase in calls to our housing services staff due to individuals facing eviction. **Calls for assistance are up 329% from the same period last year.** These clients cite job loss and rising expenses as the reason they are unable to keep up with rent. This situation is particularly dire for vulnerable older adults.<sup>3</sup>

HB1497 would protect the County's most vulnerable residents, ensuring that seniors face only modest rent hikes, determined by the consumer price index. For these reasons, we urge a favorable report on HB1497.

Sincerely,  
Jennifer Bevan-Dangel  
Deputy Director

---

<sup>1</sup> <https://thebaynet.com/high-demand-high-rent-maryland-now-8th-most-expensive-for-renters/>

<sup>2</sup> <https://www.renthop.com/average-rent-in/waldorf-md>

<sup>3</sup> <https://link2hope.org/rent-raising-landlords-and-the-affect-it-has-on-fixed-income-seniors/>

*Economic Action (formerly the Maryland Consumer Rights Coalition) champions economic rights and housing justice through advocacy, research, consumer education, and direct service. Our 12,500 supporters include consumer advocates, practitioners, and low-income and working families throughout Maryland.*