



## Charles County Government

### CHARLES COUNTY COMMISSIONERS

Reuben B. Collins, II, Esq., *President*  
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**Deborah E. Hall, CPA**  
*Acting County Administrator*

March 11, 2026

Bill: Senate Bill 953 Charles County – Rent Stabilization – Seniors  
Position: FAVORABLE WITH AMENDMENTS  
Committee: Senate Judicial Proceedings

Dear Chairman Smith, Vice Chairman Waldstreicher and Members:

On behalf of the County Commissioners for Charles County, this letter is to express support for Senate Bill 953 Charles County - Rent Stabilization – Seniors, with requested amendments.

Older residents of Charles County are particularly vulnerable to rising housing costs. Many of our seniors depend on Social Security benefits and retirement savings that have not increased at the same pace as housing costs in our area. Because of this, they cannot absorb housing increases without impacting necessities, such as food and medication purchases. In the absence of safeguards like those proposed in SB 953, significant rent increases can quickly place safe and stable housing out of reach for many of our older neighbors.

SB 953 links allowable rent increases to the Consumer Price Index, which provides a balanced and predictable approach. By following a known public inflation measure, SB 953 allows landlords to adjust rents based upon a transparent benchmark and not their own whims. Further, Social Security and pensions often rise with CPI cost-of-living adjustments, so the limitations on rent increases will be consistent with broader financial trends and ensure that seniors are protected from sudden or excessive increases that could force them from their homes.

When we think about quality of life in our community, access to affordable housing is a critical factor that allows our older residents to more readily maintain their health and independence. The disruption caused when seniors are forced to relocate due to rising rents can negatively affect their physical and emotional well-being and place additional strain on community support resources, as we combat displacement and potential homelessness.

SB953 is a targeted solution that will assist our residents 62 years of age and older by allowing them to remain in their homes while maintaining fairness for property owners.

The County Commissioners of Charles County request two amendments to the bill as written. First, we would ask that the bill be enabling in order to allow the Commissioners to pass a local law to establish further details on the rent stabilization program that will not conflict with the SB 953. Secondly, we request a minor wording change to capture residents intended to benefit from the rent increase cap are those who are party to a residential lease agreement, and not merely an occupant in a rented residential unit. The redline bill is enclosed for your reference.

For the reasons stated herein, we encourage a FAVORABLE report on SB 953 with the amendments attached. Thank you for the opportunity to provide our support.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Reuben B. Collins, II', with a stylized flourish extending to the right.

Reuben B. Collins, II, Esq., President  
County Commissioners of Charles County

Enclosure

cc: Charles County Delegation