

Expedited Bill No. 18-20
Concerning: Landlord-~~[[Tenant]] Tenant~~
Relations – Rent Stabilization During
Emergencies
Revised: 04/14/2020 Draft No. 5
Introduced: April 14, 2020
Enacted: April 23, 2020
Executive: April 24, 2020
Effective: April 24, 2020
Sunset Date: See Sec. 3
Ch. 14, Laws of Mont. Co. 2020

COUNTY COUNCIL FOR MONTGOMERY COUNTY, MARYLAND

Lead Sponsor: Councilmember Jawando
Co-Sponsors: Council President Katz, Councilmember Rice, and Councilmember Navarro

AN EXPEDITED ACT to:

- (1) prohibit the increase of rent above rent guidelines during and after a certain declared ~~[[emergencies]]~~ emergency;
- (2) prohibit certain notices to tenants;
- (3) require certain notices to tenants; and
- (4) generally amend County law concerning landlord-tenant relations.

By adding

Montgomery County Code
Chapter 29, Landlord-Tenant Relations
Section 29-55

Boldface	<i><u>Heading</u> or defined term.</i>
<u>Underlining</u>	<i>Added to existing law by original bill.</i>
[Single boldface brackets]	<i>Deleted from existing law by original bill.</i>
<u>Double underlining</u>	<i>Added by amendment.</i>
[[Double boldface brackets]]	<i>Deleted from existing law or the bill by amendment.</i>
* * *	<i>Existing law unaffected by bill.</i>

The County Council for Montgomery County, Maryland approves the following Act:

1 **Sec. 1. Section 29-55 is added as follows:**

2 **29-55. Rent increases during [[states]] state of emergency – prohibited.**

3 (a) Definitions. In this Section, [[emergency]] the following terms have the
4 meanings indicated.

5 Emergency means the catastrophic health emergency declared by the
6 Governor of Maryland on March 5, 2020, as amended or extended by the
7 Governor, under Section 14-3A-02 of the Public Safety Article of the
8 Maryland Code.

9 Tenant has the meaning stated in Section 29-1. Tenant includes an
10 existing tenant. Tenant does not include a prospective tenant.

11 (b) Rent increases above guidelines – when prohibited. A landlord must not
12 increase a tenant’s rent to an amount that exceeds the voluntary rent
13 guidelines under Section 29-53 if:

14 (1) the rent increase would take effect during an emergency; or

15 (2) notice of the rent increase does not comply with subsection (c) and
16 Section 29-54.

17 (c) Notices of rent adjustments.

18 (1) During an emergency and within [[30]] 90 days after the expiration
19 of an emergency, a landlord must not notify a tenant of a rent
20 increase if the increase would exceed the voluntary rent guidelines
21 under Section 29-53.

22 (2) [[A landlord must inform a tenant in writing to disregard any notice
23 of a rent increase if]] If a landlord provided notice of a rent increase
24 to a tenant prior to the emergency and the increase would exceed
25 the voluntary rent guidelines under Section 29-53, the landlord
26 must inform the tenant in writing:

27 (A) [[the landlord provided the notice to the tenant prior to an
28 emergency; and]] to disregard the notice; or

29 (B) [[the effective date of the increase would occur on or after
30 the date the emergency began]] that the increase is amended
31 to be less than or equal to the voluntary rent guidelines under
32 Section 29-53.

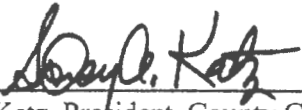
33 (d) Notice of expiration of emergency. The Department must post on
34 its website information about the requirements of this Section,
35 including the date that an emergency expires, and the date that is
36 [[30]] 90 days after the expiration of the emergency.

37 **Sec. 2. Expedited Effective Date.** The Council declares that this legislation is
38 necessary for the immediate protection of the public interest. This Act takes effect on
39 the date on which it becomes law.

40 **Sec. 3. Sunset date.** This Act must expire, and must have no further force or
41 effect, upon the [[121st]] 181st day following the expiration of the catastrophic health
42 emergency declared by the Governor of Maryland on March 5, 2020, as amended or
43 extended by the Governor.

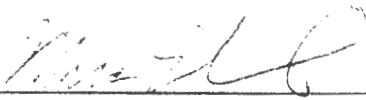
44 **Sec. 4. Short title.** This Act may be cited as the “COVID-19 Renter Relief
45 Act”.

Approved:



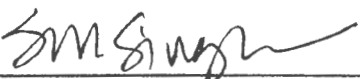
Sidney Katz, President, County Council
4/23/20
Date

Approved:



Marc Elrich, County Executive
4/24/20
Date

This is a correct copy of Council action.



Selena Mendy Singleton, Esq., Clerk of the Council
4/27/20
Date