Bill No. 8-26
Concerning: Landlord-Tenant Relations – Prohibition Against Price Coordination and Rent-Setting Algorithms
Revised: 10/5/2026 Draft No. 3
Introduced: February 10, 2026
Enacted: October 20, 2026
Executive: November 2, 2026
Effective: February 1, 2027
Sunset Date: None
Ch. 27, Laws of Mont. Co. 2026

COUNTY COUNCIL
FOR MONTGOMERY COUNTY, MARYLAND

Lead Sponsor: Councilmember Jawando
Co-Sponsors: Councilmembers Evans and Mink

AN ACT to:

(1) prohibit the use of algorithmic devices to establish rents or rental terms in the County;
(2) prohibit price coordination regarding rents or rental terms in the County;
(3) provide for the enforcement of the prohibitions; and
(4) generally amend the law regarding landlord-tenant relations.

By adding
Chapter 29, Landlord-Tenant Relations
Section 29-53A

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

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

Sec. 1. Section 29-53A is added as follows:

29-53A. Price coordination and algorithmic devices – prohibited.

(a) *Definitions*. For purposes of this Section, the following terms have the meanings indicated.

Algorithmic device means a product or service that:

(1) uses one or more algorithms to perform calculations;

(2) uses non-public competitor data concerning historical or contemporaneous rents, rent changes, supply levels, occupancy rates, or lease or rental contract termination and renewal dates from**[[**:

(A)**]]** 2 or more landlords;

[[(B) public databases; or

(C) a combination of public databases and 2 or more landlords;**]]** and

(3) recommends rents, fees, rental terms, or occupancy levels for a rental unit.

Algorithmic device does not include:

(1) a periodic report, published not more than once a month, that publishes existing rental data in an aggregated and anonymous manner without recommending rental prices, fees, rental terms, or occupancy levels for future leases;

(2) a product or service used for the purpose of establishing rent or income limits in accordance with an affordable housing program of the County, the state, or the federal government; or

(3) a product or service used by a natural person who is the landlord of only one rental unit in the County.

Non-public competitor data means information that is not available to the general public concerning actual rent prices, occupancy rates, lease start and end dates, and other similar data regarding a property other than a property that is owned or managed by the landlord who is the recipient or user of the generated recommendation, when such data is less than 90 days old.

Price coordination means:

(1) collecting from 2 or more landlords **[[**or from public databases**]]**, with or without the exchange of money or other valuable consideration, historical or contemporaneous data concerning rents, rent changes, fees, supply levels, occupancy rates, or lease or rental contract termination and renewal dates; and

(2) recommending rents, fees, rental terms, or occupancy levels based on the analysis or processing of the data using an algorithmic device.

Price coordination does not include:

(1) generating or using a report, published not more than once a month, of existing rental data in an aggregated and anonymous manner, without recommending rents, fees, rental terms, or occupancy levels for future leases;

(2) providing or using data for the purpose of establishing rent or income limits in accordance with an affordable housing program of the County, the state, or the federal government; or

(3) the provision or use of data by a natural person who is a landlord of only one rental unit.

(b) *Prohibition*. A landlord must not:

(1) use an algorithmic device regarding the rent, fees, or any other rental term for a rental unit within the County;

(2) engage in price coordination regarding the rent, fees, or any other rental term for a rental unit within the County;

(3) agree with any other person not to compete with respect to the rent, fees, or any other rental term for a rental unit within the County; or

(4) subscribe to or pay for an algorithmic device or price coordination services with respect to the rent, fees, or any other rental term for a rental unit within the County.

(c) *Penalties and enforcement.*

(1) Each violation of subsection (b) is a Class A violation.

(2) Each day that a violation of subsection (b) exists or continues constitutes a separate Class A violation.

(3) The requirements of this Section are enforceable under Section 29-8 {Enforcement procedure} and Article V {Complaints} of this Chapter.

Approved:

October 22, 2026

Natali Fani-González, President, County Council — Date

Approved:

November 2, 2026

Marc Elrich, County Executive — Date

This is a correct copy of Council action.

November 2, 2026

Sara R. Tenenbaum, Clerk of the Council — Date