

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: \_\_\_\_\_  
Effective: \_\_\_\_\_  
Sunset Date: See Sec. 3  
Ch. \_\_\_\_\_, Laws of Mont. Co. \_\_\_\_\_

## COUNTY COUNCIL FOR MONTGOMERY COUNTY, MARYLAND

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

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**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

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

*This is a correct copy of Council action.*

\_\_\_\_\_  
Selena Mendy Singleton, Esq., Clerk of the Council Date