

# PROPOSED

COUNTY COUNCIL OF ANNE ARUNDEL COUNTY, MARYLAND

Legislative Session 2020, Legislative Day No. 22

Bill No. 46-20

Introduced by Mr. Pruski

By the County Council, June 1, 2020

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Introduced and first read on June 1, 2020  
Public Hearing set for July 6, 2020  
Bill Expires September 4, 2020

By Order: JoAnne Gray, Administrative Officer

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## A BILL ENTITLED

1 AN ORDINANCE concerning: Residential Rent Increases during the Catastrophic Health  
2 Emergency

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4 FOR the purpose of prohibiting certain residential rent increases during the catastrophic  
5 health emergency declared by the Governor of Maryland on March 5, 2020; providing  
6 for the application of this Ordinance; and providing for the termination of this  
7 Ordinance.

8  
9 WHEREAS, on March 5, 2020, Maryland Governor Lawrence J. Hogan, Jr.  
10 proclaimed a state of emergency and a catastrophic health emergency for the entire  
11 State of Maryland pursuant to Title 14 of the Public Safety Article of the State  
12 Code, due to the impending threat and continuing impact of the contagious disease  
13 known as COVID-19; and

14  
15 WHEREAS, the Governor's proclamation was renewed on March 17, 2020, April  
16 10, 2020, and May 6, 2020, and the state of emergency and catastrophic health  
17 emergency still exists; and

18  
19 WHEREAS, by Executive Order No. 16, dated March 13, 2020, the County  
20 Executive proclaimed a civil emergency in Anne Arundel County, pursuant to  
21 Article 1, Title 6 of the Anne Arundel County Code (2005, as amended); and

22  
23 WHEREAS, by Bill No. 24-20, which became effective on March 20, 2020, the  
24 County Council extended the proclamation of a civil emergency in Anne Arundel  
25 County through the later of April 4, 2020 or the date the Governor's proclamation  
26 is renewed, extended, or terminated; and

27  
28 WHEREAS, the County Council determines that a reasonable ceiling on rent  
29 increases during the emergency is necessary to stabilize rental rates and to protect

1 persons with relatively fixed incomes and others from undue impairment of their  
2 standard of living; now, therefore

3

4 SECTION 1. *Be it enacted by the County Council of Anne Arundel County, Maryland,*  
5 That during the catastrophic health emergency proclaimed by the Governor under § 14-  
6 3A-02 of the Public Safety Article of the State Code, and within 120 days after the  
7 expiration or termination of the proclamation, for all residential rental properties located in  
8 Anne Arundel County, to the fullest extent allowed by law, a landlord may not increase  
9 rent by more than 3% upon the renewal of a lease with any tenant who was a party to the  
10 original lease agreement, even if the landlord gave notice of the rent increase prior to the  
11 date of the proclamation.

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13 SECTION 2. *And be it further enacted,* That this Ordinance applies prospectively to  
14 rent increases that take effect after the effective date of this Ordinance and does not apply  
15 retroactively to rent increases that went into effect before the effective date of this  
16 Ordinance.

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18 SECTION 3. *And be it further enacted,* That the provisions of this Ordinance shall  
19 remain in effect for 120 days following the expiration of the catastrophic health emergency  
20 proclaimed by the Governor of Maryland on March 5, 2020, as amended or extended by  
21 the Governor or terminated by the General Assembly, after which it shall stand repealed  
22 and with no further action required by the County Council, be of no further force or effect.

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24 SECTION 4. *And be it further enacted,* That this Ordinance shall take effect 45 days  
25 from the date it becomes law.