

INTRODUCED \_\_\_\_\_  
PUBLIC HEARING \_\_\_\_\_  
COUNCIL ACTION \_\_\_\_\_  
EXECUTIVE ACTION \_\_\_\_\_  
EFFECTIVE DATE \_\_\_\_\_

**County Council of Howard County, Maryland**

2020 Legislative Session

Legislative Day No. 6

**Bill No. 33-2020**

Introduced by: Liz Walsh, Deb Jung, and Christiana Rigby

AN ACT prohibiting an increase of rent or mobile home park fees, changes in certain lease or rental agreement terms, and certain actions by landlords and mobile home park owners; prohibiting certain notices to tenants and mobile home park residents; requiring certain notices to tenants and mobile home park residents; specifying that the prohibitions and required notices of this Act are operative during and for a specified period after certain proclaimed or declared emergencies; generally relating to landlord-tenant and mobile home park owner – resident relations; and making this Act an Emergency Bill.

Introduced and read first time \_\_\_\_\_, 2020. Ordered posted and hearing scheduled.

By order \_\_\_\_\_  
Diane Schwartz Jones, Administrator

Having been posted and notice of time & place of hearing & title of Bill having been published according to Charter, the Bill was read for a second time at a public hearing on \_\_\_\_\_, 2020.

By order \_\_\_\_\_  
Diane Schwartz Jones, Administrator

This Bill was read the third time on \_\_\_\_\_, 2020 and Passed \_\_\_\_, Passed with amendments \_\_\_\_\_, Failed \_\_\_\_\_.

By order \_\_\_\_\_  
Diane Schwartz Jones, Administrator

Sealed with the County Seal and presented to the County Executive for approval this \_\_\_\_ day of \_\_\_\_\_, 2020 at \_\_\_\_ a.m./p.m.

By order \_\_\_\_\_  
Diane Schwartz Jones, Administrator

Approved/Vetoed by the County Executive \_\_\_\_\_, 2020

\_\_\_\_\_  
Calvin Ball, County Executive

NOTE: [[text in brackets]] indicates deletions from existing law; TEXT IN SMALL CAPITALS indicates additions to existing law; ~~Strike-out~~ indicates material deleted by amendment; Underlining indicates material added by amendment.

1 **Section 1. Be It Enacted** by the County Council of Howard County, Maryland, that the Howard  
2 County Code is amended as follows:

3 By adding:

4 Title 17. Public Protection Services.

5 Subtitle 12. Miscellaneous.

6 Section 17.1200. Rent increases during states of emergency -  
7 prohibited.

8  
9 **Title 17. Public Protection Services.**

10 **SUBTITLE 12. MISCELLANEOUS.**

11 **SECTION 17.1200. RENTAL PROTECTION AND STABILITY ACT.**

12 (A) *SCOPE.*

13 (1) THIS SECTION APPLIES DURING:

14 (i) 1. A HEALTH EMERGENCY THAT THE GOVERNOR OF MARYLAND PROCLAIMS  
15 UNDER TITLE 14, SUBTITLE 3A OF THE PUBLIC SAFETY ARTICLE OF THE MARYLAND CODE;  
16 OR

17 2. AN EMERGENCY THAT THE GOVERNOR OF MARYLAND PROCLAIMS  
18 UNDER TITLE 14, SUBTITLE 3 OF THE PUBLIC SAFETY ARTICLE OF THE MARYLAND  
19 CODE; AND

20 (ii) A STATE OF EMERGENCY THAT THE COUNTY EXECUTIVE DECLARES UNDER  
21 SECTION 6.103 OF THE COUNTY CODE.

22 (2) THIS SECTION APPLIES IN THE GEOGRAPHIC AREAS IDENTIFIED IN THE EXECUTIVE  
23 ORDER THAT PROCLAIMS OR DECLARES THE EMERGENCY.

24 (3) THIS SECTION APPLIES TO RENTED HOUSING OF ALL KINDS INCLUDING MOBILE  
25 HOMES AND MOBILE HOME LOTS AND RENTED COMMERCIAL SPACE OF ALL KINDS.

26 (B) IN GENERAL.

1 DURING THE EMERGENCY, AND FOR A PERIOD OF TIME AFTER THE EMERGENCY EQUAL TO  
2 THE DURATION OF THE EMERGENCY BUT NO LONGER THAN THREE MONTHS, A LANDLORD OR  
3 MOBILE HOME PARK OWNER SHALL NOT:

4 (1) INCREASE THE RENT OR MOBILE HOME PARK FEE;

5 (2) UNREASONABLY OR ARBITRARILY DECREASE THE UTILITIES OR OTHER SERVICES TO  
6 WHICH A TENANT OR MOBILE HOME PARK RESIDENT HAS BEEN ENTITLED;

7 (3) TERMINATE A TENANCY, LEASE, OR RENTAL AGREEMENT; OR

8 (4) OTHERWISE MATERIALLY ALTER THE TERMS OF SUCH LEASE OR RENTAL AGREEMENT TO  
9 THE FINANCIAL DETRIMENT OF THE TENANT OR MOBILE HOME PARK RESIDENT.

10 (C) *NOTICE.*

11 (1) DURING THE EMERGENCY, AND FOR A PERIOD OF TIME AFTER THE EMERGENCY  
12 EQUAL TO THE DURATION OF THE EMERGENCY BUT NO LONGER THAN THREE MONTHS, A LANDLORD  
13 OR MOBILE HOME PARK OWNER SHALL NOT NOTIFY A TENANT OR MOBILE HOME PARK RESIDENT OF  
14 ANY CHANGE IN A LEASE OR RENTAL AGREEMENT OR TAKE ANY OTHER ACTION THAT VIOLATES  
15 SUBSECTION (B) OF THIS SECTION.

16 (2) A LANDLORD OR MOBILE HOME PARK OWNER MUST INFORM A TENANT OR MOBILE  
17 HOME RESIDENT IN WRITING TO DISREGARD ANY SUCH NOTICE OF A MATERIAL CHANGE TO THE  
18 LEASE OR RENTAL AGREEMENT IF:

19 (I) THE LANDLORD OR MOBILE HOME PARK OWNER PROVIDED THE NOTICE TO  
20 THE TENANT OR MOBILE HOME PARK RESIDENT BEFORE OR DURING THE  
21 EMERGENCY; AND

22 (II) THE EFFECTIVE DATE OF THE MATERIAL CHANGE WOULD OCCUR IN  
23 VIOLATION OF SUBSECTION (B) OF THIS SECTION.

24 (D) *RETALIATION PROHIBITED.*

25 A LANDLORD OR MOBILE HOME PARK OWNER MAY NOT ATTEMPT TO HARASS, INTIMIDATE,  
26 THREATEN OR COERCE ANY TENANT OR MOBILE HOME RESIDENT SUBJECT TO THE PROTECTIONS SET  
27 FORTH IN SUBSECTIONS (B) OR (C) OF THIS SECTION.

28 (E) *OFFICE WEBSITE POSTING.*

1 THE OFFICE OF CONSUMER PROTECTION MUST POST ON ITS WEBSITE INFORMATION ABOUT  
2 THE REQUIREMENTS OF THIS SECTION, INCLUDING POSTING THE DATES WHEN THE EMERGENCY  
3 BEGINS AND TERMINATES, AND THE DATE THAT IS 3 MONTHS AFTER THE EMERGENCY TERMINATES.

4 *Section 2. And Be It Further Enacted by the County Council of Howard County, Maryland, that*  
5 *this Act is an emergency bill that is necessary to protect the public health, safety, and*  
6 *welfare and is effective upon enactment.*