

PROPOSED

COUNTY COUNCIL OF ANNE ARUNDEL COUNTY, MARYLAND

Legislative Session 2020, Legislative Day No. 14

Bill No. 38-20

Introduced by Mr. Pruski, Ms. Rodvien, and Ms. Pickard

By the County Council, May 11, 2020

Introduced and first read on May 11, 2020

Public Hearing set for May 26, 2020

Bill Expires August 14, 2020

By Order: JoAnne Gray, Administrative Officer

A BILL ENTITLED

1 AN EMERGENCY ORDINANCE concerning: Residential Rent Increases during
2 Catastrophic Health Emergencies

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4 FOR the purpose of prohibiting certain residential rent increases during catastrophic health
5 emergencies; providing for the termination of this Ordinance; and making this
6 Ordinance an emergency ordinance.

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

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14 WHEREAS, the Governor's proclamation continues for thirty days, unless renewed
15 by the Governor or terminated by the Maryland General Assembly; and

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

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

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26 WHEREAS, the County Council determines that a reasonable ceiling on rent
27 increases during the emergency is necessary to stabilize rental rates and to protect
28 persons with relatively fixed incomes and others from undue impairment of their
29 standard of living; and

1 WHEREAS, the County Council determines that this temporary ceiling on rent
2 increases is necessary to protect the public health, safety, and welfare of our
3 citizens; now, therefore

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5 SECTION 1. *Be it enacted by the County Council of Anne Arundel County, Maryland,*
6 That during a catastrophic health emergency proclaimed by the Governor under § 14-3a-
7 02 of the Public Safety Article of the State Code, and within 30 days after the expiration
8 of the proclamation, for all residential rental properties located in Anne Arundel County,
9 to the fullest extent allowed by law, a landlord may not increase rent by more than 3% upon
10 the renewal of a lease with any tenant who was a party to the original lease agreement,
11 even if the landlord gave notice of the rent increase prior to the date of the proclamation.

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13 SECTION 2. *And be it further enacted,* That the provisions of this Ordinance shall
14 remain in effect until the 121st day following the expiration of the catastrophic health
15 emergency declared by the Governor of Maryland on March 5, 2020, as amended or
16 extended by the Governor, after which it shall stand repealed and with no further action
17 required by the County Council, be of no further force and effect.

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19 SECTION 3 *And be it further enacted,* That this Ordinance is hereby declared to be an
20 emergency ordinance and necessary for the immediate preservation of the public peace,
21 health, safety, welfare, and property, and being passed by the affirmative vote of five
22 members of the County Council, the same shall take effect from the date it becomes law.