

Office of the County Auditor

Auditor's Analysis

Council Bill No. 33-2020

Introduced: May 4, 2020

Auditor: Maya Cameron

Fiscal Impact:

There is no fiscal impact of this legislation as the County would not incur expense or increase revenue as a result of the proposed changes to Title 17 - Public Protection Services of the County Code.

Purpose:

The proposed legislation would prohibit a landlord or mobile park owner from the following actions during a declared Health Emergency:

- Increasing rent or fees;
- Decreasing utilities or services;
- Terminating tenancy, lease, or rental agreements; or
- Altering terms of agreements to the financial detriment of the tenant.

These provisions would be in effect for the period of a declared Health Emergency and up to three months after the emergency.

Landlords are required to provide written notification to disregard any material change of the agreement under certain conditions.

In addition, landlords are prohibited from intimidating or threatening the tenant related to stipulations of this legislation.

The Office of Consumer Protection must post on their website the beginning and end dates of the Emergency and the date that is three months after the emergency terminates.

Other Comments:

A State of Emergency¹ was declared on March 5, 2020, by the Governor of Maryland, Larry Hogan.

¹ Source: <https://governor.maryland.gov/covid-19-pandemic-orders-and-guidance/>