

Limitations on Residential Rental Fee Increases

FOR the purpose of imposing certain limitations on the power of certain landlords to increase their rental fees; providing a certain definition; providing certain exceptions to the limitations; providing when this Act shall be superseded; authorizing local governments to enact measures concerning rental fees, which measures shall supersede this Act; providing a severability clause; providing for the effect of this Act on units which are vacant on the effective date of this Act or which become vacant thereafter; providing that increases in certain costs may be added to the rental fee; providing certain enforcement procedures when this Act is violated; ~~[[providing a penalty for violation of this Act;]]~~ excepting application of the provisions of Dorchester and Charles Counties; and providing that the provisions of this Act shall expire on July 1, 1975, without further action by the General Assembly; and exempting Worcester County from the provisions of this Act.

BY adding to

Article - Real Property
Section 8-209
Annotated Code of Maryland
(As enacted by Chapter 12 (S.B. 200) of the
1974 Regular Session of the General Assembly)

SECTION 1. BE IT ENACTED BY THE GENERAL ASSEMBLY OF MARYLAND, That new Section 8-209 be and it is hereby added to Article - Real Property of the Annotated Code of Maryland (as enacted by Chapter 12 (S.B. 200) of the 1974 Regular Session of the General Assembly) to read as follows:

Article - Real Property

8-209.

(A) FOR THE PURPOSES OF THIS SECTION, THE TERM "UNIT" MEANS AN APARTMENT, TOWNHOUSE, HOUSE, MOBILE HOME OR MOBILE HOME LOT.

(B) NO LANDLORD RENTING FOUR OR MORE UNITS MAY INCREASE ANY RENTAL FEE FOR ANY RESIDENTIAL PREMISES OR FOR THE PART OF ANY PREMISES WHICH IS USED AS A RESIDENCE BEYOND AN AMOUNT WHICH IS FIVE PERCENT (5%) OF THE RENTAL FEE WHICH WAS IN EFFECT ON JULY 1, 1974, EXCEPT AS