

## MONTGOMERY COUNTY

## 93A-47. Legislative findings.

The County Council for Montgomery County, Maryland, hereby finds that a public emergency exists in the housing of a considerable number of persons in the County; that there exists a serious housing shortage of dwelling units in the County; that the construction of new housing units planned will not eliminate the existing housing shortage in rental units because of, inter alia, the sewer moratorium; that in the absence of regulation of rents there have ensued excessive rent rises which have resulted in serious impairment to the health, safety and welfare of a large segment of the population and in conditions that would substantially hamper and deter the efforts of the County government to effectuate the protection and promotion of the health, safety and welfare of the citizens of Montgomery County as well as the general purposes of planning; that since the termination of Federal rent controls on January 11, 1973, announced rent increases in many cases have been exorbitant which may result in great hardship; that to prevent impairment to health, safety and welfare, action by this Council is imperative; that, although the controls and regulations hereinafter provided in this law may disturb the enjoyment of individual rights and property to some limited extent, compensation for such disturbance is provided to all of the people of Montgomery County sharing the general benefits which such controls and regulations are intended and calculated to secure; that during the period since the imposition of Federal rent controls in August, 1971, operating expenses of landlords have continued to increase, and such increases have not, in all cases, been reflected in rent adjustments; that such regulations and controls are necessary in order to prevent the execution of unjust, unreasonable and oppressive rental agreements, and to forestall profiteering, speculation and other disruptive practices tending to impair the public health, safety and general welfare and, as a consequence, this Chapter is declared to be necessary and designed to protect the public health, safety and general welfare, and that this law is enacted pursuant to the authority including the police powers vested in Montgomery County, as an emergency measure which, it is hoped, will be temporary in nature.

## 93A-48. Rent stabilization; base rent; unlawful acts.

(a) As of the effective date of this Act, no landlord shall demand or receive rent for any dwelling unit covered by this Chapter above the amount charged as rent for such dwelling unit for the month of February, 1973, except as hereinafter provided.