

COUNTY LOCAL LAWS

Maryland, but not to any establishments which have as their primary purpose the providing of diagnosis, cure, mitigation, and treatment of illnesses, or to dwelling units owned by a person who owns less than three dwelling units in Montgomery County, or to dwelling units which are part of Federal government assisted multi-family housing projects and which require accountability of rent returns to the Federal government, or to the initial leasing period of new dwelling units, although it does apply thereafter; to provide that the system of rent control shall not apply to any adjustment in rent as the result of any contractual provision entered into prior to February 28, 1973, or permitted by Article III prior to the effective date of this Act; to provide that upon the creation or re-imposition of Federal or State rent controls it shall be considered whether those controls shall replace those of Montgomery County or whether local controls shall be in addition to Federal or State controls; to provide that the system of rent control shall not apply to contractual provisions entered into prior to February 28, 1973, or as permitted by Article VI prior to the effective date of this Act; to provide for the adjustment of rents; to provide for a basic rent increase of four percent of the base rent of a dwelling unit for holdover tenants wherein the rent payment includes the cost of all utilities except telephone service; to provide, upon request, for an extraordinary rent increase for holdover tenants in excess of four percent of the base rent for a dwelling unit if certain procedures are followed; to provide that the Executive Director shall either approve or disapprove or modify a request for an extraordinary rent increase by written findings, opinions and orders; to provide that the Executive Director of the Office of Landlord-Tenant Affairs or his designee shall initially, without a hearing, pass upon a request for an extraordinary rent increase; to provide that a hearing on a request for an extraordinary rent increase shall be held by the Executive Director if the Executive Director cannot make a decision upon the request or if he deems it necessary or upon the appeal of a person aggrieved by his initial decision; to provide that upon the hearing by the Executive Director on his initial decision a person aggrieved may appeal to the Commission on Landlord-Tenant Affairs; to provide that the Commission on Landlord-Tenant Affairs may either summarily affirm the action of the Executive Director without a hearing or schedule and conduct a hearing on the said action and reverse, modify or affirm it; to provide that upon the summary affirmance or hearing by the Commission on Landlord-Tenant Affairs a person aggrieved may appeal such action to the Circuit Court for Montgomery County, Maryland; to provide that the landlord requesting the extraordinary rent increase file with the Office of