

MONTGOMERY COUNTY

Landlord-Tenant Affairs an affidavit containing certain information regarding past and anticipated operating expenses, rent and fee schedules, vacancy rates, lease periods, and any other factor affecting the need for the proposed rent increase; to provide that notice of the extraordinary rent increase be given to tenants; to provide that tenants or representatives of interested associations or organizations may comment on a requested extraordinary rent increase; provide that after the filing of a request for an extraordinary rent increase the landlord shall meet or attempt to meet with tenants or tenant groups affected by or subject to the rent increase; to provide for hearing procedures for the Executive Director and Commission which provide for representation by counsel, presentation of testimony and evidence, and summons of witnesses and records; to provide that pending the completion of all extraordinary rent increase proceedings any tenant affected by or subject to the increase shall pay it; to provide that the Executive Director shall attempt to conciliate any question or dispute as to any rent increase; to provide that the Executive Director may appoint a designee to hold hearings and pass upon extraordinary rent increase requests; to provide for rent adjustments in excess of the basic rent increase for groups and miscellaneous tenancies and lease agreements; to provide for rent adjustments where there are direct payment of utility costs by tenants, such adjustments to be either three percent or 3.5 percent of the base rent depending on the utilities directly paid or to be as determined by the Executive Director or Commission on Landlord-Tenant Affairs; to provide for a basic rent increase for one-family dwellings, semidetached houses and town houses of 2.5 percent of the base rent; to provide that an extraordinary rent increase shall not apply to a holdover tenant in a rental facility unless notice of the increase was given to the tenant as well as an opportunity to participate in the proceedings relating to the request; to provide rent adjustment standards which take into account operating expenses, changes in service, capital improvements, delays in implementing rent increases, any other pertinent factor, and tax assessments; to provide for effective periods of time for basic rent increases and extraordinary rent increases and subsequent rent increases; to provide for rent increases for vacant dwelling units; to provide for the reduction of rents; to provide for the forgiveness of rent and discounts of rent; to provide for the increase or non-increase of non-monthly payments for certain types of services and fees; to provide for the determination of the date of habitability of a dwelling unit; to provide for the rounding of rent payments; to provide for rent adjustment notification procedures which must be followed in order to increase rent and which information must be given to