

COUNTY LOCAL LAWS

prospective tenants; to provide that the notice of rent increase must be in writing and be given at least thirty days prior to its effective date; to provide that the notice be signed by the landlord and contain certain information as to the past rent amount, the future rent amount for a dwelling unit, the effective date of the rent increase, the percentage amount of the increase, the dollar amount of the increase, the amount of the base rent, and the highest rent for a comparable dwelling unit; to provide that the notice contain a copy of the affidavit required to be filed with a request for extraordinary rent increase; to provide that the notice contain statements as to examination of the documents supporting its explanation and an explanation of paying the increase pending all governmental proceedings and a statement as to retaliatory evictions; to provide delivery of the notice of rent increase to tenants; to provide for the payment of a rent increase pending all governmental or appeal proceedings; to provide for the reporting of rent control violations; to provide that no landlord may make changes in his leasing or business practices to avoid compliance with Article VI or take retaliatory action against a tenant or one who aids a tenant; to provide for the maintenance of records by landlords and their availability to tenants, prospective tenants, and the Office of Landlord-Tenant Affairs; to provide that the Commission on Landlord-Tenant Affairs may develop regulations implementing Article VI, but which must be adopted by the County Council to be effective; to provide for investigations regarding the supply and quality of housing by the Executive Director; to provide for the delegation of responsibilities to a Deputy Executive Director; to provide for determining timely mailing for notice requirements; to provide for determining the day for the performance of acts; to provide for the violation of Article VI which shall constitute a misdemeanor punishable by a \$1,000.00 fine which is collectible through civil proceedings; to provide that the Executive Director may refer violations of Article VI to the County Attorney's Office for appropriate actions; to provide for the termination of rent controls on October 31, 1975, and the periodic review of the need, possible repeal, modification, or replacement of local rent controls every six months by the Executive Director and the Commission on Landlord-Tenant Affairs; to provide for the application of Chapter 29 or Article VI to any incorporated town, village or other municipality within Montgomery County; to provide that Article VI shall, when possible, supersede or take precedence over any rent control measures of the State of Maryland or the United States; and to provide that this Bill shall be enacted as emergency legislation.