

COUNTY LOCAL LAWS

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.

The foregoing findings existed at the time of the initial enactment of this Article in February, 1973. The problems associated with housing in Montgomery County have not appreciably abated or been remedied since that enactment. Aside from the curtailment of exorbitant rent increases which have resulted from the enactment of this Article, the findings delineated above have continued application today. Recent updating of local housing surveys highlight a severe absence of moderate priced housing and housing such as one and two bedroom apartments needed by most of our renting citizenry. The availability of luxury housing is not an accurate measure of the housing stock for the general populace. Accordingly, the lack of available housing together with all the other findings, except for exorbitant rent increases, continue to justify temporary rent controls.

Notwithstanding the foregoing, it is the intention of the County Council in re-enacting this Article that the Article's provisions and any regulations adopted to implement it permit fair and reasonable compensation to landlords for the use of their property by tenants, including adjustments in rent to meet rising operating expenses, while preventing the execution of unjust, unreasonable, and oppressive rental agreements. It is also the intention of the County Council to encourage meaningful communication and dialogue between landlords and their tenants so as to further a mutual understanding of their respective concerns and problems. It is the hope of the County Council that discussions between landlords and tenants will result in agreement as to reasonable and appropriate rent adjustments, thus avoiding some of the delays and expense which necessarily accompany the invocation of the governmental machinery to resolve all questions that relate to rent increases.

29-48. Rent stabilization.

As of the effective date of the Act and until the expiration of the system of rent controls set forth in this Article, except as otherwise provided in the said system, no person may increase, offer to increase, or give notice of intent to increase the rent for a dwelling unit to an amount in excess of the base rent for the said dwelling unit.

29-49 Rent control scope.

- a. The system of rent control set forth in this