

MONTGOMERY COUNTY

Article is applicable to rents for dwelling units located in Montgomery County.

b. The system of rent control does not apply to any establishments which have as their primary purpose the providing of diagnosis, cure, mitigation, and treatment of illnesses for residents.

c. The system of rent control does not apply to the initial leasing period of new dwelling units coming onto the rental market after February 28, 1973. However, it does apply to such dwelling units after the expiration of the initial leasing period. If the initial leasing period for such dwelling units expired after February 28, 1973, but prior to the effective date of this Act, the system applies to that dwelling unit as of the effective date of this Act. For the purposes of this Article, new dwelling units means dwelling units covered by this Article for which a Certificate of Occupancy has not been issued as of February 28, 1973, and as to one-family dwellings, semidetached dwellings, and town houses, means such units which have not been rented since August, 1971, or which have not been constructed prior to the effective date of this Act.

d. The system of rent control does not apply to dwelling units owned by a person who owns less than three (3) dwelling units within Montgomery County.

e. The system of rent control does not apply 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.

f. The system of rent control shall not preclude any adjustment in rent as the result of any contractual provision entered into prior to February 28, 1973, or permitted by this Article prior to the effective date of this Act.

g. Upon the creation or re-imposition of Federal or State rent controls and when those controls do not prohibit local County controls, the Commission shall consider whether the County should adopt those controls as those of the County. The Commission shall also consider whether County controls, in addition to Federal or State controls, should be adopted if legally permissible.

29-50. Definitions.

For the purposes of this Chapter, the following words and phrases shall have the meaning respectively ascribed to them by this section: