

## COUNTY LOCAL LAWS

Base rent, for the purposes of this Article only, shall mean the rent charged (converted to a monthly basis) for a dwelling unit for the month of September, 1973, or, if the dwelling unit was not rented for that month, the base rent shall be the amount of rent last charged (converted to a monthly basis) for that dwelling unit, prior to September, 1973. The base rent for new dwelling units, as defined in Section 29-49c, shall be the rent charged (converted to a monthly basis) for such a dwelling unit during its initial leasing period.

Basic rent increase shall mean an increase in rent as authorized by Section 29-51a of this Chapter.

Comparable dwelling unit shall mean a dwelling unit within the same rental facility with essentially the same floor plan, and similarly situated with respect to exposure and height (if rent differences have previously existed for exposure or height). As to one-family dwellings, semi-detached dwellings and town houses, comparable dwelling unit shall mean a dwelling unit within the same marketing area and of essentially the same size with essentially the same floor plan.

Dwelling unit, for the purposes of this Article only, shall include one-family dwellings, semi-detached dwellings, and town houses as defined by Section 59-1 of Chapter 59 of the Montgomery County Code 1972, as amended, which are owned by landlords who own three or more such dwelling units located in Montgomery County. The foregoing definition shall be in addition to that provided by Section 29-4 of this Chapter.

Dwelling unit, for the purpose of this Article only, shall also include a housing unit, including personal property such as a mobile home or a house boat, located in Montgomery County when offered for lease as a place of abode rather than as temporary lodging. It also includes real property upon which the housing unit is situated (or is to be situated if that unit is personal property) and which is necessary for the convenient use of the dwelling unit, and property owned by the landlord of the dwelling unit, which is available for use by the tenant in connection with his use of the dwelling unit, and for which he must pay rent under the lease. A hotel or similar establishment may contain both dwelling units and temporary lodging units. The foregoing definition shall also be in addition to that provided by Section 29-4 of this Chapter.

Enter into a lease shall mean to execute a written lease, enter into an oral lease (when permitted by this Chapter), create an implied lease, or renew a lease, regardless of duration.