

MONTGOMERY COUNTY

effect upon the termination of existing leases regardless of their termination date, and regardless of the fact that the amount of an increase in rent may vary between tenants.

b. A rent increase for a dwelling unit covered by this Article in which there exists a type of tenancy or lease arrangement which is not specifically dealt with in Section 29-51, 29-52a., 29-53, 29-54, 29-57, or any other Section of this Article shall be sought in accordance with the procedures delineated in Section 29-51b regardless of the amount of the increase in rent.

29-53. Rent adjustments, direct payment of utility costs.

a. Notwithstanding the provisions of Section 29-51a, the basic rent increase for holdover tenants who pay an electric utility cost as a service fee or direct payment to a utility shall amount to no more than three and one half (3.5) percent of the base rent for their dwelling unit.

b. Notwithstanding the provisions of Section 29-51a, the basic rent increase for holdover tenants who pay an electric utility cost and a gas utility cost as a service fee or direct payment to a utility shall amount to no more than three (3) percent of the base rent for their dwelling unit.

c. As to any lease agreement which provides the payment of a utility cost as a service fee or direct payment other than as provided in subsections a and b, above, an increase in rent shall be sought in accordance with the provisions delineated in Section 29-51b, regardless of the amount of the increase in rent.

29-54. Rent adjustments; one-family dwellings, semi-detached dwellings, and town houses.

Notwithstanding the provisions of Section 29-51a, the basic rent increase for holdover tenants who occupy one-family dwellings, semidetached dwellings, and town houses as defined by Section 59-1 of Chapter 59 of the Montgomery County Code 1972, as amended, shall amount to no more than two and one half (2.5) percent of the base rent for their dwelling unit. This provision shall not apply to one-family dwellings, semidetached dwellings, and town houses which are located within a centrally managed multi-family housing community offering services substantially similar to those offered to apartment dwellers.