

MONTGOMERY COUNTY

costs be included in annual operating expenses for purposes of determining the need for a rent increase. Notwithstanding the foregoing, the amount of such costs included in annual operating expenses for purposes of determining the need for a rent increase shall not exceed ten percent (10%) of the gross potential rent.

(b) Tax increases or decreases due to changes in the assessment of the property by the Maryland State Department of Assessments and Taxation shall not be considered as factors relevant to proposed rent increases except (1) that, upon an explicit finding by the Executive Director or the Commission that all or a portion of the assessment increase represented a correction of a prior undervaluation of the property rather than an increase in market value during the period between assessments, the portion of the assessment increase that is due to such correction may be considered as a relevant increase in the expenses of the landlord; and (2) that the portion of an assessment increase that is due to such capital improvement or major rehabilitation as have been determined to meet the criteria of subsection a of this Section may be considered as a relevant increase in the expenses of the landlord.

29-57. Continuing rent stabilization.

a. Rent which has been increased pursuant to subsection 29-51a may not be increased again pursuant to that subsection for a period of twelve (12) months. However, rent which has been increased pursuant to subsection 29-51a may be increased again pursuant to subsection 29-51b at any time subsequent to the effective date of the increase authorized by subsection 29-51a.

b. An increased rent approved pursuant to subsection 29-51b or the procedures delineated in that subsection, regardless of the amount of the increase approved, may not be increased again pursuant to that subsection for a period of twelve (12) months from the effective date of the increase; provided, however, if the rent was increased pursuant to the provision of subsection 29-51a within the twelve (12) month period immediately preceding the effective date of the increase approved pursuant to subsection 29-51b the increase pursuant to subsection 29-51b, shall be for a period of twelve (12) months from the effective date of the increase taken pursuant to subsection 29-51a or six (6) months from the effective date of the increase approved pursuant to subsection 29-51b, whichever period last expires.

c. Rent which has been increased pursuant