

## MONTGOMERY COUNTY

by law has authority to enact a law on the same subjects as covered by the various Articles and sections of this Chapter. If any such incorporated town, village, or other municipality shall adopt this Chapter or any Article of it and request the County to enforce the provisions thereof within its corporate limits, the County shall thereafter administer and enforce the same within such incorporated town, village, or municipality.

b. The system of rent control established by this Article shall supersede or take precedence over, as the case may be, all rent control measures enacted by or to be enacted by the State of Maryland or the Government of the United States, if permissible to do so. However, any legislation enacted by the State of Maryland or the Government of the United States subsequent to the enactment of this system of rent control shall be reviewed by the Commission on Landlord-Tenant Affairs and appropriate recommendations made to the County Council.

29-77. Application of rent control procedures to all covered dwelling units.

The procedures and types of rent increases, meaning basic rent increases and extraordinary rent increases, delineated in Section 29-51, except as specifically provided otherwise in this Article, apply to those dwelling units, groups, tenancies, and lease agreements dealt with in Sections 29-52, 29-53, 29-54, and 29-58. Furthermore, all the attendant procedures, notice requirements, standards, and time periods similarly apply to Sections 29-52, 29-53, 29-54, and 29-58, including Sections 29-57, 29-59, 29-60, 29-61, 29-62, 29-63, 29-64, 29-65, 29-66, 29-67, and 29-68.

### Section 2. Severability.

The provisions of this Act are severable, and if any provision, sentence, clause, section or part thereof is held illegal, invalid, or unconstitutional, or inapplicable to any person or circumstances, such illegality, invalidity, unconstitutionality, or inapplicability shall not affect or impair any of the remaining provisions, sentences, clauses, sections, or parts of the Act or their application to other persons or circumstances. It is hereby declared to be the legislative intent that this Act would have been adopted if such illegal, invalid or unconstitutional provision, sentence, clause, section or part had not been included therein, and if the person or circumstances to which the Act or any part thereof is inapplicable and had been specifically exempted therefrom.

### Section 3. Effective date.