

MONTGOMERY COUNTY

2	\$25,300
3	\$27,600

(B) RENTAL HOUSING. THE RENTAL PRICE (INCLUDING UTILITIES AND PARKING) FOR HOUSING WHICH SHALL NOT EXCEED THE APPLICABLE MAXIMUM RENTAL PRICE SET FORTH HEREIN, OR AS ESTABLISHED FROM TIME TO TIME BY WRITTEN REGULATION OF THE COUNTY EXECUTIVE, OR AS MIGHT BE APPLICABLE UNDER ANY SYSTEM OF RENT CONTROLS IN EFFECT IN MONTGOMERY COUNTY. AT THE TIME OF ISSUANCE OF SUCH REGULATIONS, THE COUNTY EXECUTIVE SHALL NOTIFY THE COUNTY COUNCIL OF SUCH CHANGES IN RENT PRICE OR PRICES, WITH SUPPORTING DATA AND REASONS THEREFOR. THE RENTAL PRICE SHALL TAKE INTO CONSIDERATION THE CURRENT RENT PAYABLE TO LESSORS OF DWELLING UNITS UNDER LIMITATIONS ESTABLISHED FROM TIME TO TIME BY THE HOUSING AUTHORITY OF MONTGOMERY COUNTY FOR THE SECTION 23, LEASED HOUSING PROGRAM OF THE UNITED STATES HOUSING ACT OF 1937, AS AMENDED. THE COUNTY EXECUTIVE IN ISSUING REGULATIONS SHALL SEEK IN ADDITION TO THE ABOVE GUIDELINE SUCH OTHER INFORMATION AS FROM TIME TO TIME MAY BE REQUIRED, SUCH AS RENTS CURRENTLY BEING PAID TO LESSORS IN THE PRIVATE MARKET, AND SHALL CONSULT WITH THE RENTAL INDUSTRY, EMPLOYERS, AND PROFESSIONAL AND CITIZENS GROUPS TO OBTAIN STATISTICAL INFORMATION WHICH MAY ENABLE THE COUNTY EXECUTIVE TO ARRIVE AT A CURRENT MAXIMUM RENTAL PRICE FOR MODERATELY PRICED DWELLING UNITS, INCLUDING VACANCY RATIOS IN AVAILABLE RENTAL HOUSING IN THE PRIVATE MARKET AND CURRENT GENERAL MARKET AND ECONOMIC CONDITIONS. CONSIDERATION SHALL BE GIVEN COST OF CONSTRUCTION, CAPITAL AND OPERATING COSTS OF SUCH RENTAL UNITS AND CHANGES FROM TIME TO TIME IN THE INCOME LEVELS OF PERSONS OF LOW AND MODERATE INCOME AND THEIR ABILITY TO RENT HOUSING. THE COUNTY EXECUTIVE SHALL CONSIDER ALSO THE EXTENT TO WHICH, CONSISTENT WITH THE REQUIREMENTS OF COUNTY CODES AND HOUSING STANDARDS, THE COST OF RENTAL HOUSING CAN BE REDUCED BY THE ELIMINATION OF CERTAIN AMENITIES. UNTIL REGULATIONS ARE ISSUED BY THE COUNTY EXECUTIVE, THE FOLLOWING SCHEDULES SHALL CONSTITUTE THE MAXIMUM RENTALS PERMITTED FOR MODERATELY PRICED DWELLING UNITS UNDER THIS CHAPTER:

DETACHED OR SEMI-DETACHED UNITS

NUMBER OF BEDROOMS	MAXIMUM MONTHLY RENT
2	\$245.00
3	\$260.00
4	\$280.00
5	\$310.00

TOWNHOUSES OR DUPLEX TOWNHOUSES

NUMBER OF BEDROOMS	MAXIMUM MONTHLY RENT
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