

29-47 title "Legislative Findings and Intent", to acknowledge the need for an extraordinary rent increase procedure; Section 29-48, title "Definitions" to define affidavit, capital improvements, extraordinary rent increase, person aggrieved, and renovation; Section 29-49, title "Administrative Enforcement and Penalties" to provide for application to Section 29-55(c), (d), 29-59(b), 29-61, and 29-63(b) of Article VI; Section 29-50, title "Application" to make reference to rent stabilization; Section 29-54, title "Scope, Operation and Review" to extend the Voluntary Rent Guidelines through January 31, 1981, and to exempt from coverage certain dwelling units vacant after July 1, 1976, and those having monthly rents in excess of \$600 as of March 31, 1979; Section 29-55, title "Rent Adjustments and Guidelines" to establish a new voluntary rent guideline of 7.6% and to require landlords exceeding the guideline to provide specific documentation to the Office of Landlord-Tenant Affairs and affected tenants and to require the Executive Director and/or the Commission to use certain criteria to evaluate the landlord's justification; Section 29-56, title "Notice Requirements applicable to Rent Adjustment" to require notice of rent increases to be sent simultaneously to tenants and the Office of Landlord-Tenant Affairs and include in the rent increase notice the average rent increase pursuant to Section 29-55(c); Section 29-57, title, "Maintenance and Availability of Records" to require landlords to maintain records for a period of three years; Section 29-58, title "Complaints, Investigations, Hearings Reports and Data Availability" to provide for a public hearing before the Executive Director of the Office of Landlord-Tenant Affairs or the Commission and a thirty day time limit for the Commission to issue decisions and to exempt the hearings from the County Administrative Procedures Act; and to add a new Subtitle, "Extraordinary Rent Increases" to provide for application to dwelling units in a rental facility whenever rents for individual dwelling units are increased by 10% or more; Section 29-60, title "Complaints and Investigations" to grant authority to the Executive Director for receiving complaints, conducting investigations, and hearings; Section 29-61, title "Rent Escrow Requirements" to provide for deposit of unjustified rent increases in an interest bearing escrow account; Section 29-62, title "Commission Hearings" to provide authority to the Commission to conduct hearings, order rent reductions and rebates; Section 29-65, title "Rent Adjustments, Standards" to provide for standards for evaluating a landlord's justification for an Extraordinary Rent Increase; to transfer the subtitle "Tenants Rights" to Article IV, title "Landlord-Tenant Obligations" and to authorize the Commission to reduce rents commensurate with the cost of elimination or reduction of certain services; and to make certain other technical changes.

Effective Date March 29, 1979.