

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND
2023 Legislative Session

Bill No. CB-23-2023
Chapter No. 24
Proposed and Presented by Council Members Oriadha, Blegay, Burroughs, Dernoga,
Ivey and Olson
Introduced by Council Members Oriadha, Blegay, Burroughs, Dernoga, Ivey, Olson,
Watson, Harrison, Fisher, Franklin, and Hawkins
Co-Sponsors _____
Date of Introduction March 28, 2023

BILL

1 AN ACT concerning
2 Prince George’s County Rental Assistance Program
3 For the purpose of establishing the Prince George’s County Rental Assistance Program and Rental
4 Assistance Fund; providing financial rental assistance to Prince George’s County residents based
5 on AMI level and rent increases; awards shall be eligible for monthly disbursements up to (6)
6 months over the course of a (24) month period; and assistance may be applied for every (2) years.

7 BY adding:

8 SUBTITLE 13. HOUSING AND PROPERTY
9 STANDARDS
10 Sections 13-144, 13-145
11 The Prince George's County Code
12 (2019 Edition; 2022 Supplement).

13 SECTION 1. BE IT ENACTED by the County Council of Prince George's County,
14 Maryland, that Sections 13-144 and 13-145, of the Prince George's County Code be and the same
15 are hereby added:

16 SUBTITLE 13. HOUSING AND PROPERTY STANDARDS
17 DIVISION 3. LANDLORD AND TENANT REGULATIONS.
18 SUBDIVISION 1. GENERAL PROVISIONS

19 Sec. 13-144. Rental Assistance Program.

- 1 (a) The Prince George’s County Rental Assistance Program (“RAP”) is hereby established as
2 an avenue of temporary financial assistance for the residents of Prince George’s County
3 that meet the eligibility requirements set forth in Section 13-145 of this Subdivision.
- 4 (b) The Prince George’s County Rental Assistance Program Fund is hereby established for the
5 purposes of providing financial rental assistance to residents in accordance with Section
6 13-145 of this Subdivision. The availability of funds for the RAP shall be subject to
7 allocation from the County budget and any other funding sources.
- 8 (c) The Department of Housing and Community Development shall implement a program to
9 administer financial assistance awards from the Prince George’s County Rental Assistance
10 Fund and will post all related information on their website.
- 11 (1) The Director of the Department of Housing and Community Development
12 (“Director”) shall establish an application process, award procedures, and other
13 regulations necessary to implement the RAP consistent with this Subdivision.
- 14 (2) The Director shall publish and transmit to the County Council and the County
15 Executive an annual report summarizing the activities of the Prince George’s
16 County Rental Assistance Program no later than June 30th of each fiscal year.

17 **Sec. 23-145. Eligibility and Limitations.**

- 18 (a) Eligibility requirements.
- 19 (1) A tenant in Prince George’s County shall be eligible to apply for and receive
20 financial assistance from the Rental Assistance Program if:
- 21 i. The tenant of a rental property is located within Prince George’s County;
22 and
- 23 ii. Tenant is subject to a legally binding written lease or sublease agreement;
24 and
- 25 iii. The tenant’s primary residence is said rental property; and
- 26 iv. The tenant’s household income is equivalent to or less than 60% of the Area
27 Median Income (“AMI”) for the Washington-Arlington-Alexandria, DC-
28 VA-MD-WV Metropolitan Statistical Area as established by the United
29 States Office of Management and Budget; and
- 30 (2) Financial assistance shall only be awarded to the Tenant directly.
- 31 (b) Limitations

- 1 (1) Tenants may apply for and receive assistance for a period of up to (6) months in a
 2 (24) month period. The (24) month period begins on the date the application is
 3 awarded.
- 4 (2) Assistance may, but is not required, to be distributed over (6) consecutive months;
 5 or any (6) months from the award date for a period of up to (24) months, whichever
 6 occurs first, as requested by the tenant.
- 7 (3) Two (2) years after the initial application for assistance, the tenant may reapply for
 8 assistance and receive an additional (6) months of assistance over a (24) month
 9 period from the date of the new award.
- 10 (4) An award is limited to a maximum monthly amount equal to no more than 20% of
 11 the tenant’s monthly rent.
- 12 (5) Rental assistance shall not be awarded to multiple tenants simultaneously domiciled
 13 in an individual rental dwelling unit as defined by Section 13-138(a)(6) of the Code.
- 14 (6) Rental assistance shall not be awarded simultaneously to multiple tenants domiciled
 15 in an multi-tenant rental dwelling unit.
- 16 (7) For this section, multi-tenant rental dwelling unit means:
 - 17 i. Multiple tenants simultaneously dwell within an individual rental unit; and
 - 18 ii. Each tenant has either:
 - 19 1. an independent lease or sublease, or
 - 20 2. are all listed as co-tenants on the same lease.
 - 21 iii. If the rental property is a single-family structure, either attached or
 22 detached, and each room is occupied by a separate tenant, then that property
 23 is considered a multi-tenant rental dwelling unit.
- 24 (8) Only one rental assistance award per individual or multi-tenant rental dwelling unit
 25 may be in effect per 24-month period.
- 26 (9) Short-term rentals, as defined under Sections 5-173 through 5-175.10 of the Code,
 27 are not eligible for financial assistance under the Rental Assistance Program.
- 28 (10) Rental assistance awards shall be granted on a first-come, first-serve basis to
 29 new applicants followed by re-applicants.

30 SECTION 2. BE IT FURTHER ENACTED that during FY24 only, priority shall be granted to
 31 approved tenants whose rent increased at least 15% per annum over FY23, and those awards shall

1 be dispersed prior to any other awards granted.

2 SECTION 3. BE IT FURTHER ENACTED that the provisions of this Act are hereby
3 declared to be severable; and, in the event that any section, subsection, paragraph, subparagraph,
4 sentence, clause, phrase, or word of this Act is declared invalid or unconstitutional by a court of
5 competent jurisdiction, such invalidity or unconstitutionality shall not affect the remaining words,
6 phrases, clauses, sentences, subparagraphs, paragraphs, subsections, or sections of this Act, since
7 the same would have been enacted without the incorporation in this Act of any such invalid or
8 unconstitutional word, phrase, clause, sentence, paragraph, subparagraph, subsection, or section.

9 SECTION 4. BE IT FURTHER ENACTED that this Act shall take effect forty-five (45)
10 calendar days after it becomes law.

Adopted this 18th day of April, 2023.

COUNTY COUNCIL OF PRINCE
GEORGE'S COUNTY, MARYLAND

BY: _____
Thomas E. Dernoga
Chair

ATTEST:

Donna J. Brown
Clerk of the Council

APPROVED:

DATE: _____ BY: _____
Angela D. Alsobrooks
County Executive

THE COUNTY EXECUTIVE HAVING FAILED TO RETURN THIS BILL WITH EITHER HER APPROVAL OR VETO WITHIN TEN (10) DAYS AFTER THE DATE OF ITS PRESENTATION TO HER, THIS BILL BECAME LAW ON MAY 9, 2023.

KEY:

Underscoring indicates language added to existing law.

[Brackets] indicate language deleted from existing law.

Asterisks *** indicate intervening existing Code provisions that remain unchanged.