

# Legislation Regarding Rent Stabilization

April 25, 2023

Today, the County Council also passed CB-051-2023, legislation adding on to the initial rent stabilization bill passed earlier this year. If you recall, my administration supported that initial Rent Stabilization Act, because we have heard the concerns of our community and understand the need to support those who are struggling with rapidly rising rents. We look forward to working with the Rent Stabilization Work Group and reviewing its findings and recommendations for long-term solutions to address this issue.

With today's legislation and CB-7, the original rent stabilization bill, we believe it is extremely important that the public, especially tenants and landlords, understand how the rent stabilization legislation will operate and the impact it will have on County residents and government agencies. Violations of the Rent Stabilization Act involve a process that could take time to resolve, and we want to be sure everyone understands how that process works.

For tenants, if you believe that your landlord has raised your rent in violation of the Rent Stabilization Act (CB-07-2023), you will need to notify the Department of Permitting, Inspections, and Enforcement (DPIE). DPIE already has limited resources which we are working to address during this budget cycle. In our FY 2024 proposed budget, we increased DPIE's budget by 10.1% over last year to fill all the department's vacant positions and implement IT initiatives that will help improve services.

Once you have notified DPIE and an investigation has taken place, if the County makes a finding that the law has been violated, DPIE will issue a citation. Your landlord may choose to pay the citation. If your landlord chooses to appeal and go to court, your complaint may not be resolved as quickly as you would like. While your complaint is pending, you are obligated to pay your rent until your case has moved through the court system.

Rent stabilization is a complex issue that will require thoughtful and long-term solutions, which is why we look forward to the findings of the Rent Stabilization Work Group, which we will participate in. This administration represents all districts and all Prince Georgians, and rent stabilization is not a political issue that impacts only one or two districts in the County. We will continue to support long-term solutions to rent stabilization and will do what we can, despite limited resources and a tight budget, to expeditiously resolve violations of the Rent Stabilization Act.