



**Prince George's County**  
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## **NOTICE TO PRINCE GEORGE'S COUNTY LANDLORDS**

Effective April 17, 2023, all landlords must comply with the following:

- Pursuant to The Rent Stabilization Act, CB-07-2023, a landlord may not raise the existing rent above three percent (3%) per year. The three percent cap applies to tenants who are currently residing in their units and are renewing their leases during the effective period. The law applies to landlords who use month-to-month rental agreements or agreements/contracts to become month-to-month agreements after a fixed term. The rent increase limitation is applied annually.
- The following are exempted from the law:
  - Tenants receiving affordable housing subsidies or rental assistance from the Federal, State, or local governments.
  - Units or properties that have subsidies or support subject to recorded affordability covenants; affordability covenants could be associated with loans, tax credits, PILOTs, or the County's Right of First Refusal Program.
  - Those who provide affordable housing to low- and moderate-income households under contract with a governmental agency shall be exempt.
  - Also, dwelling units that received an initial Use and Occupancy Permit (U&O) in the last five years of the effective date of the legislation are exempt.
  - Senior housing and student housing units.
- Landlords must provide notice to a tenant that:
  - During the one-year period of this Act, a landlord shall inform a tenant in writing to disregard any notice of a rent increase if:
    - ♦ The landlord provided the notice to the tenant prior to the enactment of this Act; and
    - ♦ The effective date of the increase would occur on or after the date that the Act became effective; and
  - May offer rent payment plans, in writing, to tenants.