

Permanent Rent Stabilization and Protection Act of 2024 Capital Improvement Surcharge Workbook and Application

Property Name Number of Buildings Total Number of Units Total Number of Regulated Units

Date of This Application

Waiver Request for Capital Improvement Surcharge for Correction of Code/Habitability Violations In accordance with Section 13-145(b)(6) of the PRSA Code, a new owner may request a waiver from the Director of DPIE to include the costs of correcting Code and/or Habitability violations in calculating the Capital Improvement Surcharge. If this Application is seeking a waiver, please describe the facts and circumstances for this request below.

Owner/Landlord Attestation (must be completed upon submission of Workbook to DPIE) I certify that all information included in this Workbook and any attachments are true and complete to the best of my knowledge and belief and are made under the penalties of perjury. I agree to comply with all applicable Maryland and Prince George's County laws and regulations with the submission of this Workbook. The making of false statements on this Workbook is punishable by civil or criminal penalties. Additional Certifications:

1) The surcharge(s) calculated below are limited to an amount necessary to cover the costs of capital improvements for regulated unit(s) [Code: 13-145(b)(1)] 2) The capital improvements <u>exclude</u> the costs of ordinary repair and maintenance [Code: 13-145(b)(1)] 3) The capital improvements exclude the costs necessary to address code or habitability violations unless the Director of DPIE has approved a waiver [Code: 13-145(b)(6)] 4) The capital improvements enhance the health, safety, and security of tenants or the habitability of rental housing [Code: 13-145(b)(6)] 5) Capital improvements that result in energy savings are included only if the savings are passed on to the tenant [Code: 13-145(b)(7)] 6) The capital improvements are depreciable under the federal Internal Revenue Code [Code: 13-145(b)(8)] 7) All required governmental permits and approvals have been granted for the capital improvements [Code: 13-145(b)(10)] 8) Upon request of DPIE or a tenant with an active lease for an affected unit, the owner/landlord will make available plans, contracts, specifications, and permits related to the capital improvements [Code: 13-145(c)(1)] 9) Upon completion of capitalized improvements below, the owner/landlord will permit the return to the affected rental unit any tenant with an active lease displaced due to the improvements [Code: 13-145(c)(2)] 10) The building(s) listed below and all units therein is/are not in violation of Section 4 or Section 13 of Prince George's County Code [Code: 13-147(a)(12)(B)] 11) All costs detailed below are supported by backup documentation such as invoices, contracts, and receipts. Backup documentation will be made available for review upon DPIE's request.

Notes:
Eligible capital improvements DO NOT include the costs of ordinary repair and maintenance. Capital improvements must have been completed on or after October 17, 2024.

Data and formulas in Grey-Shaded Cells should not be modified. Applicant must enter data in Yellow-Shaded Cells. Add additional buildings as necessary.

Building #1 Summary

A) Capital Improvement Expenses

B) Architectural Fees C) General Contractor Fees D) Total Cost of Capital Improvements (Line A + Line B + Line C) E) Loan Interest and Service Charges (if any)

F) Adjusted Cost of Capital Improvements (Line D + Line E) Were Capital Improvements completed for all units in the Building? (Check Box if Yes) Number of Months for Capital Improvement Surcharge Max. Monthly Surcharge (\$) that may be added to Base Rent for regulated units Max. Monthly Surcharge (%) that may be added to Base Rent for regulated units

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