



PERMANENT RENT STABILIZATION AND PROTECTION ACT OF 2024
County Council of Prince George's County, Maryland
Bill 055-2024

ANNUAL RENT INCREASE ALLOWANCE POLICY

Section I – Introduction

The following are the policies adopted by the Department of Permitting, Inspections and Enforcement (DPIE) to implement Regulation 13.144.00 – Annual Rent Increase Allowance of the Permanent Rent Stabilization and Protection Act of 2024 (the “PRSA”).

PRSA was enacted by County Council Bill 055-2024 and is incorporated in Sections 13-138, 13-144, 13-145, 13-146 and 13-147 of the Prince George's County Code (the “Code”). Regulations for the PRSA will become effective as of February 1, 2026.

Section II - Overview

The Director of the Prince George's County Department of Permitting, Inspections and Enforcement (DPIE) must annually calculate and publish an Annual Rent Increase Allowance for regulated rental units that are subject to the PRSA.

The Annual Rent Increase Allowance for units subject to PRSA (which are referred to as “regulated units” in the Code and Regulations) is updated every year and takes effect on July 1. The Annual Rent Increase allowance is updated using data that is published by the United States Bureau of Labor Statistics (the “BLS”). The specific BLS data source is known as the Consumer Price Index for All Urban Consumers, also known as CPI-U. BLS publishes updated CPI-U data from time to time (as more fully described below). This data is provided for metropolitan areas across the country. The PRSA uses the CPI-U data that is issued for the Washington-Arlington-Alexandria Area.

Effective Date: April 16, 2025

Section III - Annual Rent Increase Allowance

- (a) Regulated units subject to PRSA may not increase rents by more than the amounts detailed below annually:

For regulated units subject to PRSA that are in an Age-Restricted Senior Housing Facility, the maximum Annual Rent Increase Allowance is equal to the lesser of:

- (1) CPI-U; or
- (2) 4.5 percent.

- (b) For all other regulated units subject to PRSA that are in NOT in an Age-Restricted Senior Housing Facility, the maximum Annual Rent Increase Allowance is equal to the lesser of:

- (1) CPI-U plus 3 percent; or
- (2) 6 percent.

- (c) Note that PRSA does provide several exceptions that allow for an Annual Rent Increase Allowance that is greater than the amounts detailed above if approval is provided by the Director of DPIE. These exceptions include Rent Banking, Capital Improvement Surcharges and Fair Return. There are separate policies and procedures associated with these exceptions.

Section III - Timing and Duration of Annual Rent Increase Allowance

- (a) The Annual Rent Increase Allowance remains in effect for a 12-month period, taking effect July 1st of each year and ending on June 30th of the following year.
- (b) This means that new leases or lease renewals for regulated units subject to PRSA during the July 1 through June 30 term can have a rent increase no greater than the published Annual Rent Increase Allowance.
- (c) While the Regulations for the PRSA are effective as of February 1, 2026, the implementation of the Annual Rent Increase Allowance took effect immediately upon the passage of County Council Bill 055-2024 on October 17, 2024.

Section IV - Adoption of Annual Rent Increase Allowance

- (a) DPIE will provide notice to the public of the Annual Rent Increase Allowance by no later than May 1st of each year on its website (see the link below) and social media. This notice is provided in advance of the July 1 effective date so that property owners and tenants have advance notice of the upcoming change in the Annual Rent Increase Allowance.

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In recognition of the need for advance notification for owners and tenants planning to renew or enter into new leases and to support compliance with Maryland State Law which requires a 90-day advance notice of a rent increase, DPIE will make every effort to publish the Annual Rental Increase Allowance by April 1 of each calendar year, which is in advance of the May 1st deadline stipulated by PRSA.. Regardless of the timing of the publication of the Annual Rent Increase Allowance, it does not take effect until July 1, and the prior year's allowance remains in effect through June 30. If DPIE fails to provide notice by the dates provided above, the Annual Rent Increase Allowance will still take effect.

(b) DPIE will publish the Annual Rent Increase Allowance on the following website:

[Permanent Rent Stabilization and Protection Act \(PRSA\)](#)

(c) DPIE will also issue notification via email to all licensed landlords of residential rental properties and other communication channels as available so that the broadest distribution of this information is achieved.

EFFECTIVE DATE

The effective date of this Policy shall be April 16, 2025.