



DPIE'S UPDATE ON IMPLEMENTATION OF THE PERMANENT RENT STABILIZATION AND PROTECTION ACT OF 2024

WHAT HAVE WE BEEN DOING FOR THE LAST NINE MONTHS?

Prince George's County passed the Permanent Rent Stabilization and Protection Act of 2024 (PRSA) in October 2024 to protect tenants in regulated units from excessive rent increases while ensuring that landlords can maintain their properties.

The limit on rent increases for regulated units under PRSA took effect immediately in October 2024. Importantly, the law outlined a variety of multifamily rental units that are not subject to PRSA, most notably any unit whose construction was completed after January 1, 2000.

Other important features of PRSA do not take effect until February 1, 2026, including allowances for banking of unused rent increases, allowances for rent surcharges for capital improvements, opportunities to ensure a fair return on investment through supplemental rent increases, limitations on fees that can be charged on regulated units, and exemptions for substantial renovations completed on or after January 1, 2000.

What has DPIE done? We engaged with you since the beginning of 2025. We needed to hear from our stakeholders about what was important to them. DPIE kicked off the process of public engagement and input with a series of three listening sessions in January and February of 2025. Since that time, a series of draft policies covering the various aspects of PRSA have been released for public comment.

We published the following draft policies for review:

- 1. Annual Rent Increase Allowance**
- 2. Rental Housing Fee Limits**
- 3. Rent Banking**
- 4. Substantial Renovation Exemption**
- 5. Capital Improvements Surcharge**
- 6. Fair Return**

“Throughout the course of 2025, DPIE received and reviewed valuable feedback from our stakeholders regarding draft PRSA policies that will enable a smooth rollout of this new law in February 2026,” noted Lori Parris, Chief of Staff for DPIE. “DPIE appreciates the input received to date and has added the comments submitted to the policies. DPIE looks forward to continuing to benefit from the experience and ideas of tenants and landlords. We can’t implement this program without our stakeholders and partners.”

So, what is next?

Once the policies are done, DPIE will prepare and circulate draft regulations for the program. Stay tuned for the release of the draft regulations for comment. DPIE wants to hear from you.

All the draft policies are available on the County website. DPIE encourages stakeholders to familiarize themselves with this important information and reach out with any comments, questions or suggestions by sending an email to prsainfo@co.pg.md.us.

If you want to explore more about PRSA, check out the following web pages:

- **[Permanent Rent Stabilization and Protection Act \(PRSA\)](https://www.princegeorgescountymd.gov/departments-offices/news-events/news/permanent-rent-stabilization-and-protection-act-prsa)** at <https://www.princegeorgescountymd.gov/departments-offices/news-events/news/permanent-rent-stabilization-and-protection-act-prsa>
- **[Permanent Rent Stabilization and Protection Act \(PRSA\) Policies and Procedures Comment Page](https://www.princegeorgescountymd.gov/departments-offices/housing-community-development/rent-stabilization/permanent-rent-stabilization-and-protection-act-prsa-policies-and-procedures-comment-page)** at <https://www.princegeorgescountymd.gov/departments-offices/housing-community-development/rent-stabilization/permanent-rent-stabilization-and-protection-act-prsa-policies-and-procedures-comment-page>

To stay up to date on PRSA, continue to check the two web pages cited above. To receive email updates, drop us a line at prsainfo@co.pg.md.us.