December 15, 2025

DPIE's Update on Implementation of Permanent Rent Stabilization and Protection Act of 2024

Prince George's County Council 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.

Detailed information about PRSA is available at the following website:

> https://www.princegeorgescountymd.gov/departments-offices/news-events/news/permanent-rent-stabilization-and-protection-act-prsa

While some provisions of the law took effect immediately, many other aspects of the law do not become effective until February 1, 2026. Since October 2024, the Department of Permitting, Inspections, and Enforcement (DPIE) has been very active in getting ready for the implementation of the PRSA.

What Have We Done To Get Ready?

We held three listening sessions earlier this year on January 30, February 4 and February 13 to hear from you. We wanted to know your thoughts and ideas for implementing PRSA. These listening sessions were extremely helpful and provided us with information on what our stakeholders, you, wanted to see in the PRSA policies and regulations. As a result of the listening session, below is an update on key activities we have undertaken this year as we prepare for the final February 1, 2026 implementation deadline for PRSA.

A. Limitation on Annual Rent Increases

As required by the PRSA, the limitation on annual rent increases took effect upon passage of PRSA in October 2024. In late 2024 and early 2025 DPIE issued notices to owners/landlords and posted information regarding the limitations on rent increases to the following website:

> https://www.princegeorgescountymd.gov/departments-offices/news-events/news/permanent-rent-stabilization-and-protection-act-prsa

DPIE also published the *Annual Rent Increase Allowance Policy* to provide additional information regarding the manner in which annual rent increases are calculated and the timing for annual updates. This Policy was adopted on April 16, 2025, and is available at the website above.

B. Exemptions from PRSA

Importantly, the PRSA outlined a variety of multifamily rental units that are not subject to the law, most notably any unit whose construction was completed after January 1, 2000. For a full list of the exemptions to PRSA, go to the following website:

> https://www.princegeorgescountymd.gov/departments-offices/news-events/news/permanent-rent-stabilization-and-protection-act-prsa

If you have any questions regarding the applicability of an exemption to a specific multifamily rental unit, send an email to PRSAInfo@co.pg.md.us. Alternatively, you can call the Prince George's County PGC 311 Service by calling 3-1-1 if calling from inside Prince George's County, or dial 301-883-4748 if outside of Prince George's County.

C. Finalization of PRSA Policies that Take Effect on February 1, 2026

As noted above, other important features of PRSA do not take effect until February 1, 2026. During the course of 2025, DPIE issued for public comment a series of draft policies covering the following provisions of PRSA that take effect February 1, 2026:

1. Rental Housing Fee Limits
2. Rent Banking
3. Substantial Renovation Exemption
4. Capital Improvements Surcharge
5. Fair Return

The comments received to the draft policies were very helpful, and many of the comments have been incorporated into the final Policies. The changes made to the Policies based on the public comments received are summarized in the tables below.

Rental Housing Fee Limits	
Comment	**DPIE Response / Modification to Final Policy**
Recommend allowing for additional optional service-based fees which tenants opt into, such as charges for "fitness centers, business centers, dog parks, aquatic facilities, and user fees for club rooms or resident lounges". Rationale is that landlords will reduce or eliminate amenities if they don't have flexibility to charge for them. Update policy to align with Montgomery County's regulations and create "Exceptions" category with following language: (1) A landlord may charge fees for unregulated optional services, not listed in Sections III through Section V, and opted into by the tenant. (2) For purposes of this Section an optional service does not include a service required to ensure unit access, maintenance, or lease compliance.	This comment has been incorporated into Section V: Fee Limitation and Allowances Pursuant to the PRSA. See the newly-added definition of Optional Services Fee on page 5.
Parking Fees -- request additional clarity regarding requests by landlord to DPIE seeking exceptions to charge higher fee due to need for "cost recovery". Policy should include further guidance on the required documentation and timeline for submission of a request for an exception. Notation of need to cover cost of maintaining "parking garages and lots that are well-lit, patrolled or monitored by a third party, asphalt that is in good	This comment has been incorporated into Section V: Fee Limitation and Allowances Pursuant to the PRSA. See the definition of Motor Vehicle or Motorcycle Parking Fee on page 5.

condition, proper signage, and technology and other systems that are required to support the parking facilities."	
Lockout and Credit Reporting fees - draft policy allows charges based on actual costs incurred. Request clarification as to what meets the standard of "verifiable documented evidence" of the actual cost. Will there be a standardized format or portal for submitting evidence?	Per this comment, the sentence in Lock-Out Fee referencing "verifiable documented evidence" has been deleted from Section V: Fee Limitation and Allowances Pursuant to the PRSA to avoid confusion. See page 5. Language has been added to Section II: Overview that indicates fees charged by landlord should not exceed actual cost incurred by landlord, and which clarifies DPIE reserves right to request documentation necessary to investigate tenant complaints regarding fees. See page 1.
Compliance Timeline -- Since Policy takes effect February 1, 2026, how should new/renewed leases signed prior to this date but extending beyond 2/1/26 be handled?	No change made. As indicated in Section II: Overview, a regulated unit under PRSA is subject to fee limitations as of February 1, 2026. Accordingly, fees that are not in compliance with this policy after that date will be disallowed by DPIE. See page 2.
Policy Updates -- request information as to the process going forward for update of the policy. Will there be a review/update of the policy at regular intervals? Advance notice of any changes will be critical for budgeting and lease structuring.	This comment has been incorporated by the addition of a new Section VI: Updates to Policy. See page 6.
Pet Fee -- Should also reference that State law places a maximum cap on "deposits" of the equivalent of one month's rent.	This comment has been incorporated by the addition of a section regarding Pet Fees / Deposits in Section III: Fee Limitations and Allowances Pursuant to State Law. See page 2.
Credit Reporting Fee -- This fee limitation in County law (Section 13-168(g) only applies to properties with 15 or more units. This	This comment has been incorporated into Section IV: Fee Limitation and Allowances Pursuant to Prince George's County Code.

limitation should be maintained for PRSA since single family landlords won't be able to create accounts with credit reporting agencies.	See page 4.
Parking Fees -- clarify that if fees originate from HOA, CoOp or Condo Association, then the actual fees can be passed on to the tenant, including any increases in fees that are outside of landlord control	This comment has not been incorporated.
General -- Concerned that landlords will "stack" multiple fees which could result in significant financial burden on tenants and lead to eviction due to failure to pay fees, even if the tenant is current on rent payments.	Per this comment, a paragraph has been added to Section II: Overview that refers to State law that a tenant may not be evicted for non-payment of Fees. See page 2. Additionally, new language has been added to Section III: Fee Limitations and Allowances Pursuant to State Law that references the newly-enacted Maryland Tenants' Bill of Rights (effective July 1, 2025) and general ongoing applicability of State Law.
Fees that exceed the actual cost incurred by the owner/operator are excessive.	Language has been added to Section II: Overview that indicates fees charged by landlord should not exceed actual cost incurred by landlord. See page 1.
DPIE should be to secure information from owner/landlord to investigate complaints.	Language has been added to Section II: Overview that clarifies DPIE reserves right to request documentation necessary to investigate tenant complaints regarding fees. See page 1.
Complaint procedures for tenants should be described in policy.	No change necessary. DPIE's existing complaint procedures (e.g. 311, etc.) will be used for PRSA as well as other pre-existing matters.

Rent Banking Policy	
Comment	**Change Made to Final Policy**
Are banked rents transferrable to a new owner?	Yes. Banked Amounts are unit-specific, not based on who owns the property. So if property ownership changes, the Banked Amounts for a specific regulated unit will be transferred to the new owner. Language has been added to Section II: Overview. See page 2.
Is there a process to certify the amount of available banked rents to facilitate the sale/acquisition of a property?	Since it is reasonable to assume that a new owner (and their lender/investors) may want DPIE to certify that a property is in compliance with the Rent Banking provisions of PRSA, language has been added to Section V: DPIE Fees for Rent Banking that indicates DPIE will conduct a review to certify compliance with Rent Banking. A fee will be charged for this service. DPIE will have up to 90 days to complete this review. See page 4.
Requesting allowance for "banking" of past (prior to October 2024 when PRSA became law) forgone rent increases. For example, if a tenant has lived in a home for 10 years without a rent increase, then on the first turn over to a new tenant after the law comes into effect the landlord should be able to raise rents to either market value or an accumulation of years of whatever would have been allowed had rents increased annually.	No change has been made to the Policy. PRSA law indicates that Rent Banking cannot be used to increase rents by more than 10%. Also, the law does not provide for a "look-back" before October 2024 when determining allowable banked rents. One possible avenue for an Owner/Landlord to pursue in this regard would be to seek approval of a request for a Fair Return under PRSA.
Fee provision in the policy could potentially require an owner / landlord to pay a fee to DPIE for a frivolous request by a tenant. Suggestion is that that tenants be required to pay the fee if DPIE determines the owner/landlord is making proper use of Rent Banking.	Per this comment, a provision has been added to Section V: DPIE Fees for Rent Banking that provides DPIE with discretion to waive fee if it is determined that the Owner/Landlord is in compliance with Rent Banking requirements. Requiring the tenant to pay this fee would be contrary to the goals of PRSA. See page 4.

The 10% banked rent increase cap forces Owner/Landlord "to increase annuals rents MORE than I ordinarily would, out of fear I will not be able to increase rents to market levels when there is natural tenant turnover. I believe this rule should not apply to natural turnovers (when tenants leave of their own accord)."	No change has been made to the Policy. The PRSA law is very specific that Rent Banking cannot be used to increase rents by more than 10%, and any exception under Rent Banking would violate this requirement. Also, the law is unit-specific, so rent increase allowance provisions cannot be modified based upon tenant turnover.
Fees for Rent Banking	Changes have been made to Section V: DPIE Fees for Rent Banking to reflect that DPIE has determined that Prince George's County Council must approve fees charged for PRSA. At this time it is expected that County Council will make a determination regarding this fee in early 2026. Upon this determination, DPIE will then publish the fee as an update to the existing fee schedule maintained by DPIE. The existing DPIE fee schedule is available at the following website: https://momentumhome.princegeorgescountymd.gov/fee-schedule/ See page 4.
Note: no comments were received to the Rent Banking Application form.	

Substantial Renovation Exemption Policy	
Comment	**Change Made to Final Policy**
Can an owner apply for a substantial renovation exemption based on renovations performed by the prior owner (assuming the new owner has sufficient documentation)?	Yes. Renovations are project/unit specific, not based on who owns the property. Changes have been made to Section III: Applying for a Substantial Renovation Exemption. See page 5
What if a building is sold after an application is submitted but before the application is approved, will the	The new owner must contact DPIE immediately to certify to the accuracy of the Application under review. Changes

exemption be available to the buyer?	have been made to Section IV: DPIE Review of Applications for Substantial Renovation Exemption. See page 5
Are all renovation costs that are not Architectural Fees (Line B in the workbook) or General Contractor Fees (Line C) considered Renovation Expenses (Line A)?	Yes, the Application (in Excel format) adds up the various items that make up renovation costs and this total is automatically calculated in Line A: Renovation Expenses. The Architectural Fees (Line B) and General Contractor Fees (Line C) must be entered separately. No change necessary to the Application.
Will there be a process for obtaining "preliminary approval" for a substantial renovation exemption (i.e., before renovation work is started or complete)? If so, will owners be required to submit a reconciliation package to confirm final renovation costs?	There is no preliminary approval process. However, DPIE staff are willing to meet with a Landlord/Owner prior to submission of an Application to answer any questions regarding the requirements and process for securing a Substantial Renovation Exemption. No change necessary to Policy.
Will there be any requirement to notify tenants that a landlord is applying for a substantial renovation exemption or that a unit is exempt from rent stabilization due to substantial renovations?	There is no requirement to notify tenants that a Landlord/Owner is applying for a Substantial Renovation Exemption. Take note of the following language at the end of Section IV: DPIE Review of Applications for Substantial Renovation Exemptions: "If DPIE approves a Substantial Renovation Exemption for a building, all units within the building will no longer be subject to the requirements of PRSA. Leases entered into prior to the date of approval of a Substantial Renovation Exemption are still subject to the requirements of PRSA until the expiration of the current lease." No change necessary to Policy.
What are examples of costs that would be considered "ordinary repair, replacement, or maintenance" and therefore may not be counted towards the substantial renovation threshold?	It is DPIE's expectation that the Owner/Landlord will use best practices in the multifamily industry to track ordinary repair, replacement and maintenance costs. These costs are generally recurring and associated with ongoing maintenance and normal turnover costs. Eligible Substantial Renovation costs, as outlined in the PRSA law, regulations and policy, must enhance the value of the property. No change necessary to Policy.

Is the $250-$500 per unit application fee applicable to all units at the property, including units that may be otherwise exempt (e.g., because they are subject to affordable regulatory agreements)?	Fees are charged for units that are currently subject to PRSA (i.e. regulated rental units). So if some units are already exempt due to affordability covenants or some other status, a fee will not be charged for those units. No change necessary to Policy.
How does DPIE measure the completion date for previously completed substantial renovations?	The Owner/Landlord must be able to provide evidence of the date of the renovations to accurately calculate the overall value of the renovations. Contracts, invoices, occupancy permits, etc. are acceptable evidence. Renovations must have been completed on or after January 1, 2000. Any renovations completed prior to this date will not be eligible for consideration. No change necessary to Policy.
Confirm the SDAT assessment is as of the date of the application for exemption.	Yes, the SDAT assessed valuation as of the date of Application should be used. See next comment/response for additional information.
The PRSA Code defines substantial renovations as permanent alterations that are equal to at least 40% of the value of the building as assessed by the State Department of Assessments and Taxation (SDAT). However, neither the Code nor the regulations specify which assessment must be used. Given that property assessments in Maryland are conducted and phased in on a three-year cycle, AOBA recommends clarifying that the most recent assessment or a successfully appealed assessment will be used. Thus, as relating to Regulation 13.147(a)(12) of the PRSA Code, we suggest the regulations include language such as: The Owner/Landlord will use the most recent assessment by the State Department of Assessments and Taxation or a successfully appealed assessment when determining the value of the building.	Changes have been made to Section III: Applying for a Substantial Renovation Exemption. See page 3

Are the costs of Engineers (MEP, Civil, Fire Protection, Structural, Geotechnical, Environmental, etc.) or Interior Design services eligible for inclusion in an application for a Substantial Renovation Exemption?	No. Only the costs associated with Renovations, Architect and General Contractor are eligible. No change has been made to the Policy.
Are costs associated with environmental remediation (i.e. asbestos and lead-based paint), including associated studies and reports, eligible for inclusion in an application for a Substantial Renovation Exemption?	No. Only the costs associated with Renovations, Architect and General Contractor are eligible. No change has been made to the Policy.
Are Financing. Origination costs and interest for construction and permanent financing considered eligible Substantial Renovation expenses?	No. Only the costs associated with Renovations, Architect and General Contractor are eligible. No change has been made to the Policy.
Is Property owner fire and liability and construction liability and builder's risk insurance considered eligible Substantial Renovation expenses?	No. Only the costs associated with Renovations, Architect and General Contractor are eligible. No change has been made to the Policy.
Application Workbook -- "Costs at Time of Renovation". In order for an owner to seek approval for exemption prior to incurring renovation expense, the application should account for i) work completed in the past as well as ii) the expected costs for work yet to be completed, or iii) both past and planned renovation in the same application.	No change has been made to Application. DPIE will not accept an Application until renovation work is completed.
Since the provisions related to major renovations do not take effect until February 1, 2026, would we be allowed to increase the rent beyond the current rent increase limit if we renovate a unit this year? We were hoping that there would be a policy for this year for major	No change has been made to Policy. Applications for a Substantial Renovation Exemption will not be accepted until or after February 1, 2026. Any eligible renovation expenses completed since January 1, 2000 are eligible for consideration for a Substantial Renovation Exemption. If a property is approved for a Substantial Renovation Exemption, the provisions of PRSA

renovations in advance of the provisions taking effect in 2026.	that limit rental increases do not apply. Take note of the following language at the end of Section IV: DPIE Review of Applications for Substantial Renovation Exemptions: "If DPIE approves a Substantial Renovation Exemption for a building, all units within the building will no longer be subject to the requirements of PRSA. Leases entered into prior to the date of approval of a Substantial Renovation Exemption are still subject to the requirements of PRSA until the expiration of the current lease."
The proposed regulations note that newly constructed units whose construction was complete on or after January 1, 2000, are exempt from the Permanent Rent Stabilization and Protection Act of 2024 (PRSA). However, the Prince George's County Council is considering changing the date for senior properties with Council Bill 6-2025. We suggest that the regulations remove any potential conflicts with the regulations and possible changes set forth by current or future councils. Thus, the regulations should include language such as: Therefore, substantial renovation exemptions only apply to buildings completed PRIOR to January 1, 2000, or the date set by the County Council in code	No change has been made to Policy. If County Council passes a new law related to PRSA, DPIE will make appropriate updates to Regulations and Policies at that time.
Eliminate the limitations on fees paid to General Contractor and/or Architect shown in the table in Section III: Applying for a Capital Improvement Surcharge. Landlords/owners are already incentivized to keep fees to a minimum, and fee caps risk discouraging necessary renovations, delaying compliance with safety and energy standards, and ultimately reducing the quality and supply of updated housing.	Added language to permit a request for a waiver of the limits on fees to be submitted as part of an Application for a Capital Improvement Surcharge as detailed in Section III: Applying for a Substantial Renovation Exemption. See page 4.

Reduce Application Fee from $250/unit to $50/unit.	Changes have been made to Section V: DPIE Fees for Substantial Renovation Exemption to reflect that DPIE has determined that Prince George's County Council must approve fees charged for PRSA. At this time it is expected that County Council will make a determination regarding this fee in early 2026. Upon this determination, DPIE will then publish the fee as an update to the existing fee schedule maintained by DPIE. The existing DPIE fee schedule is available at the following website: https://momentumhome.princegeorgescountymd.gov/fee-schedule/ See page 4.
Reduce Approval Fee from $250/unit to $50/unit.	Changes have been made to Section V: DPIE Fees for Substantial Renovation Exemption to reflect that DPIE has determined that Prince George's County Council must approve fees charged for PRSA. At this time it is expected that County Council will make a determination regarding this fee in early 2026. Upon this determination, DPIE will then publish the fee as an update to the existing fee schedule maintained by DPIE. The existing DPIE fee schedule is available at the following website: https://momentumhome.princegeorgescountymd.gov/fee-schedule/ See page 4.
Application and Approval Fee. To extent County disapproves application, the $250 initial fee would apply to subsequent re-application for same property.	Changes have been made to Section V: DPIE Fees for Substantial Renovation Exemption to reflect that DPIE has determined that Prince George's County Council must approve fees charged for PRSA. At this time it is expected that County Council will make a determination regarding this fee in early 2026. Upon this determination, DPIE will then publish the fee as an update to the existing fee schedule maintained by DPIE. The existing DPIE fee schedule is available at the following website: https://momentumhome.princegeorgescountymd.gov/fee-schedule/ See page 4.
The Policy should recognize that some jurisdictions in the County have established rental licensing programs and enforce their own Maintenance/Housing Code. The draft Policy indicates that at the time of	Added language to include this comment in Section III: Applying for a Substantial Renovation Exemption. See page 4.

approval of an Application for a Substantial Renovation Exemption, the building and all units therein must not be in violation of Subtitles 4 or 13 of the Prince George's County Code. Language should be added to the Policy to require that buildings and all units therein must also be incompliance with applicable municipal housing and property maintenance codes.	Language also added to required certifications in the Application form.
Applicants should be required to submit a copy of a valid rental license issued by the applicable appropriate jurisdiction.	This comment has been incorporated as Application requirement in Section III: Applying for a Substantial Renovation Exemption. See page 2.
Allow Application Fee and Approval Fee to be included by owner/landlord as part of the Substantial Renovation expenses.	This change is not recommended since fees are not renovation expenses.

Capital Improvements Surcharge Policy	
Comment	**Change Made to Final Policy**
Eliminate the limitations on fees paid to General Contractor and/or Architect shown in the table in Section III: Applying for a Capital Improvement Surcharge. Landlords/owners are already incentivized to keep fees to a minimum, and fee caps risk discouraging necessary renovations, delaying compliance with safety and energy standards, and ultimately reducing the quality and supply of updated housing.	Added language to permit a request for a waiver of the limits on fees to be submitted as part of an Application for a Capital Improvement Surcharge as detailed in Section III: Applying for a Capital Improvement Surcharge. See page 4.
Change application requirements to allow for owner/landlord to submit	This change is not recommended. The PRSA law (Section 13-145(c)(2)) indicates the surcharge cannot take effect until after

Application for a Capital Improvement Surcharge before the completion of improvements so that owner/landlord can be assured of being reimbursed for improvements. Risk of denial of surcharge after completion of construction/improvements is too high for owner/landlord and financial institutions lending to cover cost of improvements.	the completion of capital improvements. The actual capital improvement costs cannot be verified until the work is actually completed. Therefore, accepting an application before the completion of capital improvements and determination of the costs would not enable an accurate determination of the actual surcharge (if any any) and therefore would not be consistent with the law.
Reduce Application Fee from $250/unit to $50/unit.	Language for fees needs to be modified to reflect need for DPIE to secure County Council to implement fees AND to instead reference the pre-existing fee schedule maintained by DPIE for all fees associated with Departmental activity. Final Application Fee will be determined through this process. See Section V: DPIE Fees for Review of an Application for a Capital Improvement Surcharge.
Reduce Approval Fee from $250/unit to $50/unit.	Language for fees needs to be modified to reflect need for DPIE to secure County Council to implement fees AND to instead reference the pre-existing fee schedule maintained by DPIE for all fees associated with Departmental activity. Final Approval Fee will be determined through this process. See Section V: DPIE Fees for Review of an Application for a Capital Improvement Surcharge.
Allow Application Fee and Approval Fee to be recovered by owner/landlord as part of the Capital Improvement Surcharge calculation.	This change is not recommended since the fees would essentially be added to the rent charged to tenants, which undermines the spirit of the PRSA.
Allow for the inclusion of Capital Improvements completed before February 1, 2026, which is the date of enactment of the Policy.	This comment was received before the release of the draft Policy. The draft Policy reflected this comment by allowing for the inclusion of the cost of Capital Improvements completed on or after October 17, 2024 which is the date of enactment of PRSA.
The Policy should recognize that some jurisdictions in the County have established rental licensing programs and enforce their own Maintenance/Housing Code. The draft Policy indicates that at the time of approval of an Application for a Capital Improvement Surcharge, the building and all units therein must not be in	Added language to include this comment in Section III: Applying for a Capital Improvement Surcharge. See page 4. Language also added to required certifications in the Application form.

violation of Subtitles 4 or 13 of the Prince George's County Code. Language should be added to the Policy to require that buildings and all units therein must also be incompliance with applicable munipal housing and property maintenance codes.	
Applicants should be required to submit a copy of a valid rental license issued by the applicable appropriate jurisdiction.	This comment has been incorporated as Application requirement in Section III: Applying for a Capital Improvement Surcharge. See page 3.
Will DPIE consult with municipal housing/code enforcement agencies in the review and approval of applications?	No change has been made to Policy. The PRSA law does not require DPIE consultation with local enforcement agencies in the review/approval of requests for a Capital Improvement Surcharges. The change listed above to require a rental license (if applicable) is considered sufficient to ensure that any Capital Improvement Surcharge reflect municipal requirements.

Fair Return Policy	
Comment	**DPIE Response / Modification to Final Policy**
Draft Fair Return policy limits applications to once every 3 years. This undermines financial viability of the rental housing market. The policy should be aligned with Montgomery County's regulations which allow an applicant to submit an application for fair return every 24 months if approved, and every 12 months if denied.	This comment has been incorporated into Section III: Applying for a Fair Return Rent Increase. See page 3.
Extend timeframe for owner/landlord response to DPIE questions from 15 days to 30 days.	This comment has been incorporated into Section V: DPIE Review of Applications for a Fair Return. See page 8.

Reduce Application Fee from $250/unit to $50/unit.	Changes have been made to Section VI: DPIE Fees for Review of an Application for Fair Return to reflect that DPIE has determined that Prince George's County Council must approve fees charged for PRSA. At this time it is expected that County Council will make a determination regarding this fee in early 2026. Upon this determination, DPIE will then publish the fee as an update to the existing fee schedule maintained by DPIE. The existing DPIE fee schedule is available at the following website: https://momentumhome.princegeorgescountymd.gov/fee-schedule/ See pages 9-10.
Reduce Approval Fee from $250/unit to $50/unit.	Same response as above.
Allow Application Fee and Approval Fee to be recovered by owner/landlord as part of the Fair Return calculation.	This change was not made. DPIE concludes that adding fees to Fair Return calculation would mean that tenants are paying the fee which conflicts with the intent of PRSA.
Note: no comments were received to the Fair Return Application form. The Application will be updated to reflect the average 10-year U.S. Treasury Rate for calendar year 2025 (1/1/2025 to 12/31/2025) and posted to the PRSA website in early January 2026.	

The final Policies for PRSA which reflect the changes summarized above can be found at the following website:

https://www.princegeorgescountymd.gov/departments-offices/news-events/news/permanent-rent-stabilization-and-protection-act-prsa

D. Finalization of PRSA Regulations

On November 5, 2025, DPIE issued for public comment the draft Regulations for PRSA. Comments to the draft Regulations were due on December 5, 2025. The table below summarizes the comments that were received and the changes that are being made in the final Regulations for PRSA.

Comment	Change Made to Final Regulations
County determined that some definitions in the draft Regulations are duplicative from other sections of the Prince George's County Code.	The definitions for "Affected Tenant", "Bona Fide Complaint, Response, or Effort", and "Tenant with Substantial Loss of Income" have been removed.
Independent living senior rental housing should be subject to PRSA regardless of the year of construction.	No change to the PRSA Regulations. The PRSA law is clear that all rental housing whose construction is completed on or after January 1, 2000 is exempt from PRSA. Although PRSA provides a different formula for calculating rent increase limitation for age-restricted and non age-restricted housing, there is no distinction between age-restricted and non age-restricted housing in the exemption provided based on the construction date of the property.
Provide further guidance on the deployment of the public-facing, on-line PRSA registry and how DPIE will utilize it to inform the general public about PRSA	No change to the PRSA Regulations. The County will be sharing more information soon about the public-facing registry associated with PRSA.
Provide additional opportunity for public comment prior to the official publication of the Rent Stabilization policy and regulations	No change to the PRSA Regulations. Additional comment period for Regulations will not be provided. The PRSA law requires all aspects of the law to be fully implemented by February 1, 2026, and that the Regulations be finalized by January 1, 2026 and take effect February 1, 2026. The County published the Regulations in draft form on November 5, 2025 and provided the public review period required by the PRSA law. Policies may be amended from time-to-time going forward. Each policy makes reference to the update process.
Capital Improvement Surcharge applications should be reviewed and approved by the County before work begins, and the County should allow the surcharge to take effect before capital improvements are completed.	No change to the PRSA Regulations. The PRSA law (Section 13-145(c)(2)) indicates the surcharge cannot take effect until after the completion of capital improvements. The actual capital improvement costs cannot be verified until the work is completed. Therefore, accepting an application and approving a surcharge before the completion of capital improvements could result in an inaccurate surcharge calculation and therefore would not be consistent with the law.

There should be a transparent process for adopting and revising fees that landlord/owner pays to DPIE for review of applications for Fair Return and Capital Improvement Surcharge. Fees should be based on the actual costs borne by the County. Fees should not be open-ended.	No change to the PRSA Regulations. Final PRSA policies reference that fees charged by DPIE for Fair Return and Capital Improvement Surcharge application review/approval must be approved by County Council through a public process. As is customary, DPIE fees will be fixed amounts on a per unit basis, will be posted on the DPIE website, and may be revised subject to Council approval.
Landlord/owner should be able to charge fees to tenants for services and amenities that are proportional to the unit count at a property	No change to the PRSA Regulations. The final PRSA Rental Housing Fee Limits policy includes additional detail regarding allowable fees for services and amenities. Any changes to adjust fees based on the unit count at the property would be made to this policy, and not the Regulations. Changes to the policy may be made in accordance with the process outlined therein.
PRSA is a vacancy control version of rent stabilization. Additional language should be added to regulations to clarify that Base Rent used for calculating allowable rent increase is determined by rent paid by prior tenant if a unit is vacant at the time of new tenancy. Montgomery County regulations provide helpful language.	Additional language added to 13.145.00(A) to clarify that the Base Rent is the rent paid when the unit became vacant so long as vacancy occurred on or after October 17, 2024 the date that PRSA was enacted.

The final Regulations for PRSA which reflect the changes summarized above can be found at the following website:

https://www.princegeorgescountymd.gov/departments-offices/news-events/news/permanent-rent-stabilization-and-protection-act-prsa

Prince George's County and DPIE appreciate the valuable and informative input provided by stakeholders as the roll-out of PRSA continues. If you have any questions, drop us a line at PRSAInfo@co.pg.md.us.