

O-26-20

Rent Increases During State of Emergency - Prohibited

Amendments 1 and 2, Tierney

Amendment 1:

On page 1, after line 25, insert:

“WHEREAS, on March 5, 2020, Maryland Governor Lawrence J. Hogan, Jr. proclaimed a state of emergency and a catastrophic health emergency for the entire State of Maryland pursuant to Title 14 of the Public Safety Article of the State Code, due to the impending threat and continuing impact of the contagious disease known as COVID-19; and

WHEREAS, the Governor’s proclamation continues for thirty days, unless renewed by the Governor or terminated by the Maryland General Assembly; and

WHEREAS, by Executive Order No. 16, dated March 13, 2020, the County Executive proclaimed a civil emergency in Anne Arundel County, pursuant to 19 Article 1, Title 6 of the Anne Arundel County Code (2005, as amended); and

WHEREAS, on March 12, 2020, the Mayor of the City of Annapolis proclaimed a local state of emergency in the City of Annapolis, in accordance with Section 11.48.030 of the City Code; and

WHEREAS, by resolution, which became effective on July 9, 2020, the City Council extended the proclamation of a local state of emergency in the City of Annapolis through the date the Governor’s proclamation is renewed, extended, or terminated; plus 30 days; and

WHEREAS, the City Council enacts local public laws for the economic health and welfare of the City; and

WHEREAS, financial well-being plays a major role in physical well-being and have a detrimental effect on overall attitude and our business climate; and

WHEREAS, the City Council declares that this legislation is necessary for the immediate and short term protection of the public interest; and

WHEREAS, the City Council determines that a reasonable ceiling on rent increases during the state of emergency is necessary to stabilize rental rates and to protect persons with relatively fixed incomes and others from undue impairment of their standard of living; and

WHEREAS, as reported in media outlets on July 9, 2020, Maryland’s labor department received the highest number of new unemployment filings in nine weeks; and

WHEREAS, the goal of this legislation is to prevent landlords from increasing a tenant's rent during a state of emergency that may impact the ability of tenants to pay that increase."

Amendment 2:

On page 1, in lines 36 and 40 after "FOR A" insert "LEASED" and in line 41 after "OR A" insert "LEASED"

On page 1, in line 38 after "THEREAFTER." insert "THIS SECTION SHALL NOT APPLY TO RESIDENTIAL PROPERTY BEING RENTED AS A SHORT-TERM RENTAL IN ACCORDANCE WITH CHAPTER 17.44."