



Legislation Details (With Text)

**File #:** O-26-20      **Version:** 1      **Name:**

**Type:** Ordinance      **Status:** Adopted

**File created:** 6/15/2020      **In control:** City Council

**On agenda:** 7/13/2020      **Final action:** 9/29/2020

**Title:** Rent Increases During State of Emergency - Prohibited - For the purpose of prohibiting certain rent increases during a State of Emergency; and generally related to the rent increase prohibition.

**Sponsors:** Rob Savidge, Dajuan K. Gay, Elly Tierney

**Indexes:** Housing and Human Welfare Committee

**Code sections:**

**Attachments:** 1. O-26-20 RentFreeze Legislation First Reader.pdf, 2. O-26-20 Staff Report.pdf, 3. O-26-20 Fiscal Impact Note.pdf, 4. O-26-20 Amendments 1-2, Tierney.pdf, 5. O-26-20 SIGNED.pdf

Date	Ver.	Action By	Action	Result
9/29/2020	1	City Council	adopt on second reader	Pass
9/29/2020	1	City Council	amended	Pass
9/29/2020	1	City Council	adopt as amended	Pass
9/29/2020	1	City Council	adopt on third reader	Pass
9/21/2020	1	Housing and Human Welfare Committee	Recommend Favorably-Amendment	Pass
9/21/2020	1	Housing and Human Welfare Committee	recommend with amendments	Pass
7/27/2020	1	City Council	declare the public hearing closed	
6/22/2020	1	City Council	adopt on first reader	Pass
6/22/2020	1	City Council	refer	

**Rent Increases During State of Emergency - Prohibited** - For the purpose of prohibiting certain rent increases during a State of Emergency; and generally related to the rent increase prohibition.

**CITY COUNCIL OF THE  
City of Annapolis**

**Ordinance 26-20**

**Introduced by: Alderman Savidge and Alderman Gay  
Co-sponsored by: Alderwoman Tierney**

**Referred to  
Housing and Human Welfare Committee**

**AN ORDINANCE** concerning

**Rent Increases During State of Emergency - Prohibited**

**FOR** the purpose of prohibiting certain rent increases during a State of Emergency; and generally related to the rent increase prohibition .

**BY** adding the following portion to the Code of the City of Annapolis, 2020 Edition  
18.10.010

**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.

**SECTION I: BE IT ESTABLISHED AND ORDAINED BY THE ANNAPOLIS CITY COUNCIL** that the Code of the City of Annapolis shall be amended to read as follows:

**Title 18 - LANDLORD AND TENANT RELATIONS**  
**CHAPTER 18.10 - EMERGENCY PROVISIONS**

**18.10.010 Rent increases during state of emergency - prohibited.**

- A. Notwithstanding any other provision of law, a rent increase for a LEASED residential property shall be prohibited during a period for which a local state of emergency has been declared pursuant to Section 11.48.030, and for 30 days thereafter.
- B. Notwithstanding any other provision of law, a rent increase for a LEASED commercial retail property or a commercial property that is less than 6,500 square feet in size shall be prohibited during a period for which a local state of emergency has been declared pursuant to Section 11.48.030, and for 30 days thereafter. THIS SECTION SHALL NOT APPLY TO RESIDENTIAL PROPERTY BEING RENTED AS A SHORT-TERM RENTAL IN ACCORDANCE WITH CHAPTER 17.44.

**Chapter 18.20 - ~~ESSENTIAL SERVICES~~ [RESERVED]**

**SECTION II: AND BE IT FURTHER ESTABLISHED AND ORDAINED BY THE ANNAPOLIS CITY COUNCIL** that this ordinance is necessary for the immediate protection of the public interest and shall take effect from the date of its passage.

**Explanation:**

UPPERCASE indicates matter added to existing law.

~~Strikethrough~~ indicates matter stricken from existing law.

Underlining indicates amendments.