



BILL SYNOPSIS

Committee: Land Use

Bill 20-0526

Baltimore City COVID-19 Renter Relief Act

Sponsor: *President Scott*

Introduced: *April 27, 2020*

Purpose:

For the purpose of prohibiting the increase of rent during and after certain declared emergencies; prohibiting certain notices to tenants; requiring certain notices to tenants; prohibiting certain late fees; defining certain terms; providing for a date of termination of the prohibitions; providing for a special effective date; and generally relating to protecting Baltimore City tenants.

Effective: The date it is enacted through the 121st day following the expiration of the catastrophic health emergency declared by the Governor on March 5, 2020, as amended or extended by the Governor

AGENCY REPORTS

Dept. of Housing and Community Development	
Housing Authority	
City Solicitor	
Dept. of Finance	

ANALYSIS

The Governor of Maryland declared a catastrophic health emergency on March 5, 2020 in response to the COVID-19 outbreak.

The ordinance would prohibit a landlord from:

1. increasing an existing tenant's rental fee during the COVID-19 emergency;
2. notifying a tenant of a rental fee increase during or within 90 days after the expiration of the COVID-19 emergency; or
3. assessing a charge for nonpayment or late payment of a rental fee during or within 90 days after the expiration of the COVID-19 emergency.

It would also require a landlord to inform a tenant in writing to disregard any notice of a rental fee increase provided prior to the COVID-19 emergency if the effective date of the increase is after the date the emergency began.

A tenant may seek relief in court to restrain or enjoin a landlord's violations of the ordinance. Additionally, the Department of Housing and Community Development must post information on its website regarding the ordinance's requirements and the relevant dates.

ADDITIONAL INFORMATION

Fiscal Note: None

Information Source(s): Bill 20-0506.



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