



MEMORANDUM

To: The Honorable President and Members of the Baltimore City Council
c/o Natawna Austin, Executive Secretary

From: Alice Kennedy, Acting Housing Commissioner

Date: February 3, 2021

Re: City Council Bill 21-0021 Fees, Past Due Rent

The Department of Housing and Community Development (DHCD) has reviewed City Council Bill 21-0021 for the purpose of requiring a lease to have a provision regarding a 10-day grace period; requiring a lease to have provisions regarding the amount of money landlords may charge for late fees when landlords may charge tenants receiving public assistance for late fees, late fees as a condition precedent to the tenant's right to redeem, and the types of fees landlords may recover; and prohibiting this section from altering other remedies available to a landlord.

If enacted, this bill would amend Article 13 – Housing and Urban Renewal, Sections 7-3(a-2) of the Baltimore City Code, to ensure that landlords may not apply late fees to the rent until the tenant is more than 10 days past due and provides for additional tenant protections.

Many Baltimore renters and owners struggle to pay for housing, leaving their families at risk of instability and even homelessness. Baltimore's renters—are housing cost-burdened, meaning they spend more than 30 percent of their income on housing. This remains true even though almost a third of all renters in Baltimore live in either a subsidized affordable housing development or have a Section 8 Housing Choice Voucher.

City Council Bill 21-0021 has no impact on DHCD's operations; however, it may provide additional housing stability for Baltimore's renters. DHCD **does not object** to the passage of City Council Bill 21-0021.

AK/sm

cc: Themelis, Nina, *Mayor's Office of Government Relations*

Brandon M. Scott, Mayor • Alice Kennedy, Acting Housing Commissioner

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