

Bill No. 44-14
 Concerning: Landlord-Tenant Relations –
Licensing of Rental Housing –
Common Ownership Community
Fees
 Revised: February 24, 2015 Draft No. 2
 Introduced: September 23, 2014
 Enacted: March 3, 2015
 Executive: _____
 Effective: _____
 Sunset Date: None
 Ch. _____, Laws of Mont. Co. _____

COUNTY COUNCIL FOR MONTGOMERY COUNTY, MARYLAND

By: Vice President Leventhal and Councilmembers Floreen and Branson

AN ACT to:

- (1) require an owner of a dwelling unit in a common ownership community to certify payment of common ownership community fees in order to receive a rental housing license for the unit;
- (2) authorize the Director of Housing and Community Affairs to deny, suspend, revoke, or refuse to renew a rental housing license for a dwelling unit in a common ownership community if the owner fails to pay the common ownership community fees due for the unit; and
- (3) generally amend the laws governing the licensing of rental housing.

By amending

Montgomery County Code
 Chapter 29, Landlord-Tenant Relations
 Sections 29-1 and 29-19

Boldface	<i>Heading or defined term.</i>
<u>Underlining</u>	<i>Added to existing law by original bill.</i>
[Single boldface brackets]	<i>Deleted from existing law by original bill.</i>
<u>Double underlining</u>	<i>Added by amendment.</i>
[[Double boldface brackets]]	<i>Deleted from existing law or the bill by amendment.</i>
* * *	<i>Existing law unaffected by bill.</i>

The County Council for Montgomery County, Maryland approves the following Act:

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ownership community decides to charge a fee to certify that the common ownership fees for a dwelling unit have been paid, the fee must be no more than \$25.

(2) The Director may deny, suspend, revoke, or refuse to renew a housing rental license for a dwelling unit in a common ownership community if the governing body of a common ownership community submits proof of [[an unsatisfied final judgment against the owner for]] unpaid common ownership community fees for the dwelling unit through:

(A) a recorded statement of lien obtained under the Maryland Contract Lien Act; or

(B) an unsatisfied judgment against the owner.

(f) Each licensee must give the Department a current address for the receipt of mail. If the Department sends first class or certified mail to the licensee at the designated address and the mail is returned as undeliverable, the Department may treat the mail as having been received.

44 *Approved:*

45 *George L Leventhal* *3/6/2015*

 George Leventhal, President, County Council Date

46 *Approved:*

47 _____
 Isiah Leggett, County Executive Date

48 *This is a correct copy of Council action.*

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 Linda M. Lauer, Clerk of the Council Date