

MEMORANDUM

September 19, 2014

TO: County Council

FROM: Robert H. Drummer, Senior Legislative Attorney 

SUBJECT: **Introduction:** Bill 44-14, Landlord-Tenant Relations – Licensing of Rental Housing – Common Ownership Community Fees

Bill 44-14, Landlord-Tenant Relations – Licensing of Rental Housing – Common Ownership Community Fees, sponsored by Council Vice President Leventhal and Councilmember Floreen, is scheduled to be introduced on September 23, 2014. A public hearing is tentatively scheduled for October 14 at 1:30 p.m.

Bill 44-14 would 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. It would also 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.

This packet contains:

Bill 44-14
Legislative Request Report

Circle #

1
4

Bill No. 44-14
Concerning: Landlord-Tenant Relations
- Licensing of Rental Housing -
Common Ownership Community
Fees
Revised: August 25, 2014 Draft No. 1
Introduced: September 23, 2014
Expires: March 23, 2016
Enacted: _____
Executive: _____
Effective: _____
Sunset Date: _____
Ch. _____, Laws of Mont. Co. _____

COUNTY COUNCIL FOR MONTGOMERY COUNTY, MARYLAND

By: Vice President Leventhal and Councilmember Floreen

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:

LEGISLATIVE REQUEST REPORT

Bill 44-14

Landlord-Tenant Relations – Licensing of Rental Housing - Common Ownership Community Fees

DESCRIPTION:	Bill 44-14 would 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. It would also 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.
PROBLEM:	Common ownership communities are having problems collecting association dues from dwelling unit owners who rent their unit.
GOALS AND OBJECTIVES:	The goal is to increase the payment of association dues to common ownership communities.
COORDINATION:	Consumer Protection, CCOC, Housing and Community Affairs
FISCAL IMPACT:	To be requested.
ECONOMIC IMPACT:	To be requested.
EVALUATION:	To be requested.
EXPERIENCE ELSEWHERE:	To be researched.
SOURCE OF INFORMATION:	Robert H. Drummer, Senior Legislative Attorney, 240-777-7895
APPLICATION WITHIN MUNICIPALITIES:	To be researched.
PENALTIES:	Loss of rental license.