

## FREQUENTLY ASKED QUESTIONS



### Montgomery County, Maryland **MODERATELY PRICED DWELLING UNIT (MPDU) PROGRAM**

[www.montgomerycountymd.gov/mpdu](http://www.montgomerycountymd.gov/mpdu)



## **FOR OWNERS OF MPDUs PURCHASED BEFORE 2005, WITH EXPIRED MPDU CONTROLS**

### **1. Q. Can the shared profit requirement be paid without selling my property?**

A. No. MPDU law specifically states that the shared profit must be paid upon the first sale of the unit after the controls expire.

### **2. Q. Can I sell my MPDU to a relative or friend after the controls expire?**

A. Yes. If Montgomery County and HOC waive their right to purchase, there is no prohibition on who you can sell to after the controls expire; however, the sales price must be deemed as the current fair market value, per the MPDU requirement, or the sale will not be considered as fulfilling the shared profit requirement.

### **3. Q. Can I rent my property when the MPDU controls expire?**

A. Yes. Once the controls expire, the prohibition on renting also expires. You may need to obtain a rental license. Information on obtaining a rental license can be obtained by calling the Montgomery County 311 Information Service at 311 if calling from Montgomery County, or 240-777-0311 elsewhere. You can contact the Landlord and Tenant Affairs Section of DHCA for a model lease and additional information by calling the Montgomery County 311 Information Service at 311 if calling from Montgomery County, or 240-777-0311 elsewhere.

### **4. Q. Can I refinance my property at market price when the MPDU controls expire?**

A. Because of the shared profit provision of the MPDU law, it is important to be mindful when refinancing. Enough equity should be left in the property so that the owner will be able to pay Montgomery County its shared profit when the unit is sold. Anyone considering a cash out refinance should contact the MPDU Office before they refinance. Montgomery County will not forgive shared profit owed due to an over-refinance of their property.

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