

Climate Assessment

Office of Legislative Oversight

Expedited

Landlord-Tenant Relations - Fees

Bill 8-25:

SUMMARY

The Office of Legislative Oversight (OLO) anticipates Expedited Bill 8-25 will have no impact on the County's contribution to addressing climate change as it is proposing changes to the way licensing fees for rental housing are set.

BACKGROUND AND PURPOSE OF EXPEDITED BILL 8-25

Licensing and Registration in the Department of Housing and Community Affairs (DHCA) issues licenses for rental housing in the County.¹ Property owners must pay an annual licensing fee to DHCA for each rental unit. The licensing fee varies depending on if the rental unit is a single-family home, an accessory dwelling unit, or a unit in a multifamily building.² Currently, the County Executive is required to set the annual licensing fees for rental units by Method (3) regulation.³

The purpose of Expedited Bill 8-25 is to change the process for setting the annual licensing fees for rental housing. If enacted, Bill 8-25 would allow the County Executive to:⁴

- Recommend fees to the Council that are adopted by Council resolution; and
- Raise fees adopted by Council resolution by Method (3) regulation.

The fees would be published on DHCA's website. The Appendix includes descriptions of the approval processes for regulations and Council resolutions.

The Council introduced Expedited Bill 8-25, Landlord-Tenant Relations – Fees, on March 4, 2025.

ANTICIPATED IMPACTS

As the Bill proposes changes to the way licensing fees are set for rental housing, OLO anticipates Expedited Bill 8-25 will have no impact on the County's contribution to addressing climate change, including the reduction and/or sequestration of greenhouse gas emissions, community resilience, and adaptive capacity.

RECOMMENDED AMENDMENTS

The Climate Assessment Act requires OLO to offer recommendations, such as amendments or other measures to mitigate any anticipated negative climate impacts.⁵ OLO does not offer recommendations or amendments as Expedited Bill 8-25 is likely to have no impact on the County's contribution to addressing climate change, including the reduction and/or sequestration of greenhouse gas emissions, community resilience, and adaptative capacity.

CAVEATS

OLO notes two caveats to this climate assessment. First, predicting the impacts of legislation upon climate change is a challenging analytical endeavor due to data limitations, uncertainty, and the broad, global nature of climate change. Second, the analysis performed here is intended to inform the legislative process, not determine whether the Council should enact legislation. Thus, any conclusion made in this statement does not represent OLO's endorsement of, or objection to, the bill under consideration.

PURPOSE OF CLIMATE ASSESSMENTS

The purpose of the Climate Assessments is to evaluate the anticipated impact of legislation on the County's contribution to addressing climate change. These climate assessments will provide the Council with a more thorough understanding of the potential climate impacts and implications of proposed legislation, at the County level. The scope of the Climate Assessments is limited to the County's contribution to addressing climate change, specifically upon the County's contribution to greenhouse gas emissions and how actions suggested by legislation could help improve the County's adaptative capacity to climate change, and therefore, increase community resilience.

While co-benefits such as health and cost savings may be discussed, the focus is on how proposed County bills may impact GHG emissions and community resilience.

CONTRIBUTIONS

OLO staffer Kaitlyn Simmons drafted this assessment.

Appendix

Approval Process for Regulations and Council Resolutions

Regulations ([Montgomery County Code § 2A-15](#))

Regardless of the method, the County Executive must publish all proposed regulations in the County Register. For each proposed regulation, the publication should include:

- Information on the public hearing, if any; and
- Instructions for the public to submit comments.

The Executive must send a copy of the proposed regulation to the Council after the deadline for public comment. The approval process for the proposed regulation depends on its designated method:

- Under **Method (1)**, the proposed regulation cannot be adopted until the Council approves it. The Council can approve or disapprove the proposed regulation by Council resolution.
- Under **Method (2)**, the Council can approve or disapprove the proposed regulation by Council resolution. If the Council does not vote on the regulation within 60 days, it is automatically approved.
- Under **Method (3)**, the Council is not required to approve or disapprove the proposed regulation. The regulation takes effect when the Council receives it or on a later date specified in the regulation.

Council Resolutions ([Rule 7](#) and [Rule 11](#), Rules of Procedures of County Council, Montgomery County Code)

A resolution is introduced to the Council by the Council President or by its sponsoring Councilmembers. The Council can vote on a resolution on the next meeting after its introduction. A majority of the Council must approve the resolution to adopt it.

¹ [Licensing and Registration](#), Department of Housing and Community Affairs.

² [Montgomery County Code § 29-20](#).

³ [Introduction Staff Report for Bill 8-25](#), Montgomery County Council, Introduced March 4, 2025.

⁴ Ibid.

⁵ Bill 3-22, Legislative Branch – Climate Assessments – Required, Montgomery County Council, Effective date October 24, 2022