

Attachment C – Public Comments and Correspondence

From: Lydia [REDACTED]
Sent: Monday, May 26, 2025 11:21 PM
To: LATInfo <latinfo@rockvillemd.gov>
Subject: Re: ReFUND,harassment,voilence

WARNING - External email. Exercise caution.

To Whom It May Concern,

We are currently collaborating with several residents, tenants, and fellow landlords to address a pressing issue in shared housing situations within Rockville. We respectfully request that the City of Rockville consider amending the existing landlord-tenant laws to allow for expedited eviction proceedings—specifically, same-day hearings—for tenants whose behavior disrupts the peaceful enjoyment of others in shared housing arrangements.

Under current Maryland law, tenants are entitled to "quiet enjoyment" of their rented premises. This principle ensures that tenants can live without unreasonable disturbances. However, when one tenant's actions—such as excessive noise, harassment, or other disruptive behaviors—negatively impact the well-being of other tenants, it creates a challenging environment for all parties involved.

While existing laws provide mechanisms for addressing such issues, the process can be time-consuming and may not offer immediate relief to those affected. In shared housing situations, where tenants often share common spaces and responsibilities, the presence of a disruptive individual can significantly impair the quality of life for others.

We propose that the City of Rockville explore the possibility of implementing a system that allows for expedited eviction hearings(provide same day notice and file same day and obtain an emergency hearing in 7 days) in cases involving nuisance tenants in shared housing. Such a system would provide landlords and tenants with a more immediate means of addressing serious disturbances, thereby upholding the rights of all residents to enjoy their living spaces peacefully.

We believe that this approach would not only enhance the living conditions for tenants but also support landlords in maintaining harmonious and safe rental environments. We are committed to working collaboratively with the City of Rockville to develop solutions that balance the rights and responsibilities of all parties involved.

The law shall protect hard working residents, not some unruly/nuisance residents/individuals

Thank you for considering this important matter. We look forward to the opportunity to discuss potential changes to the current landlord-tenant laws that would better serve the needs of residents in shared housing situations.

Thank you!

4/21/2025

Kim Nugent [REDACTED]

Hi, Jane. If I could mention some things to you and you bring them to the group for consideration that would be great. I have.

Metatarsal injuries on both feet and so I try not to do extra walking. One of the things I've been concerned with is that top floor windows in Rockville? Appear to be OK even if there's something like 12 - 18 inches wide. Whether for rental or simply owner occupancy I think that those should be required to be replaced at the time that a home is being sold so that there's less challenge for firefighters to rescue inhabitants.

They overall Montgomery County. Basic lease language has some concerning juxtapositions in it. The lease says that the rent is due on the first of month. When paid up to 10 days late, it's not to be considered late from the standpoint of late fees. This does not prepare renters for home ownership. There are no other creditors that would have a 10 day grace period after a due date not a credit card company not an auto payment...

Also abuses the landlord who is required to pay 4.8% interest to tenant even when each month rent not received on 1st, they have to use the security deposit to make the mortgage insurance property taxes & home payments. But the landlord is likely not to use this security deposit because then the security deposit is not able to earn the interest required to pay the tenant. And it would make it a significant challenge for the landlord to figure out how to calculate the interest on the security deposit.

It is especially unfair to the landlords as on the hook if they calculate the interest on the security deposit wrong they have to pay the tenant three times the amount.

It is unfair under the abandoned possessions, clause that tenants are allowed to leave behind belongings for up to 7 days after the lease has ended and likely a walk through has taken place. If there's already been a walk through and then damage is done to the property as these items are later removed. Then the walk through needs to take place all over again.

The presence of the belongings prevents the landlord from being able to make repairs like painting without potentially having to relocate the tenant's belongings at their own expense. And if workers are at the property it might be construed that the landlord has responsibility to safeguard the left behind items during those seven days. If the property is promptly repaired and ready for rental it cannot be rented during that 7 day period. So this costs the landlord money.

With regards to the lease end it says that tenants may return the keys 24 hours after the lease end. If that occurs and the walk through was already completed, it might need to occur again. This is an expense to the landlord and delays new tenant potential.

When a tenant is a hold over does the lease say that they would be accountable for a full month rent even if tenant holdover less than a month. I would consider the lack of returning the keys and the lack of taking all of one's possessions out of the property by lease end as holdover situations & set the tenant up to know doing so will be costly so they plan better for lease end.

The amount that has been permitted for the landlord to charge a tenant for a non-maintenance repair (\$250 in a year or lease period (I forget which) has not increased in 30 years. I would like to see language added to permit the landlord to require the tenants to have bi-annual service checks on the h v a c units. The thing is , it is a hard thing for a landlord to coordinate between tenants and H v a c services who may come within a four hour window and even if they promise that sometimes something goes away and they don't come within that. Landlords do not live at the property meaning that they have to sit in their car outside during this four hour period whatever the temperatures be outside simply waiting for the HVAC service company to arrive. Even when tenants have set a time aside for the h v a c company to come and the landlord to come as well sometimes the Tenants availability changes putting the landlord in the awkward position of maybe not seeing the voicemail or text or email and being able to Change the appointment with the hVAc servicer before they would get charged. Whereas the tenants who live there could coordinate directly with the hVAc company. The checks are \$40- 70 (depending on whether one finds a coupon) & may uncover any concerns that should be brought to the landlord's attention for repairs. It means the tenant will hear directly from the technician if they are harming the system by not changing the furnace filters as often as they should which again will affect the efficiency of the heating or cooling and could lead to lower costs if they follow the appropriate guidelines. It also means that any Issues that could have arisen during the period of non use such as insulation coming off of the wall of the furnace or a wire becoming disconnected that would ordinarily cause the unit not to work would be identified before the tenant was expecting to use the utility. And thus likely avoid inconvenience to the tenant by them not having heating or cooling when they'd like to have it.

I have more to add but I'll send it in another email. [The second email has been added below.]

Perhaps 10 years ago I learned the water bills from WSSC when in Tenants name & unpaid by tenant - WSSC only pursues collection from the landlord though it does not communicate to landlord for as much as an entire year bill was not paid (unless that person set up duplicate billing something landlords are not forewarned about by city, county, or any landlord tenant handbook). Then when the property is vacated by the tenant the water will not be turned on until the landlord pays the bill. Meanwhile, The tenant can move into another property and be uninhibited in starting new service by the unpaid bill.

Another problem for landlords is their inability to report to a credit bureau non-payment of rent until it is addressed more than 3 months after non-payment began as a result of a court finding which leaves the Landlords to which the non-paying tenants apply for housing prior to eviction - in the dark. Put in another way, it means that the system is protecting them so that they can take advantage of yet another landlord. Meanwhile, a landlord's credit will begin to decline immediately upon their inability to pay a mortgage, property tax, HOA fee, insurance bill, or other. So the gap in injuries in this circumstance are significant.

A new requirement is to have 24/7 customer service for tenants emergencies. This is cost prohibitive for owners of small # properties. And if we do not hire a service - we may have to defend ourselves in court. But tenants can pay late by up to 9 days with no repercussions. If the state or county or other jurisdiction thinks that there is a great need for this then it might offer a centralized such service where the landlords would have their phone numbers registered when they get their rental licenses and the service could charge the Landlords when their Tenants use the service for appropriate reasons or charge the tenants if they use the service for inappropriate reasons. Or use a portion of the rental license fees to provide such service for those landlords not able to provide what for them individually would be VERY COSTLY 24 hour answering service at hundreds of dollars a month. Keep in mind that landlords are being prevented from raising the rents above 4% percent a year without applying for approval for right to raise above that.

Speaking of the limits on raising of the rents without applying (& waiting to see if a request is approved for higher increase), I believe the limit should be abolished! The market regulates what landlord can rent a property for. Such limits are another reason landlords would get out of rental business reducing avail housing.

First of all the limit should not apply if the rent was below market & tenants get adequate notice of increase or do not renew & property is vacant. Note being a landlord is a business meant to be profitable. Given super high limits on property tax increases and high recent increases. It also should not apply when the annual increase in property taxes exceeds 2 or 3%. Actual increases in property taxes I experienced a year ago were 25% for townhouses and 35% for a single family (those are rolled out in 1/3 increase 3 years in a row. I.e. on townhouses in first year go up about 8.34% then following year an additional near 8.33% & again in year 3, 8.33%. For SFH those were 12% year on year on year! No, it doesn't take a requisite rental increase to help for these amounts. It might take a greater than 4% of a months rent to cover given the dollar amounts of rent as compared to the property taxes. Approximately my townhouse property tax is \$5k a year. So an 8.33% increase for 3 years compounded equals \$417 increase in yr 1, so \$5417 x 1.166% in yr 2 or \$6316.22, as it and yr 3 is 1.25% or \$7,895. So in 3 years my property tax increase costs me \$2,895 alone. And those increases are tied to increased property values which will increase the cost of insurance & other costs typically increase such as maintenance and repairs and HOA fees. And now landlords need to build up their savings to cover these if Tenants don't pay rent & or water bills & or any amount of property damage &

ensueing vavmcancy during which repairs may need to be made or at least showings are needed before new tenant found as showing a property during the tendancy of a non- paying tenant typically does not work. Then landlords have additional court costs on top of all the expenses that they carry on their own. And again there is a difference in the affordability of having an attorney when one owns hundreds of units versus a handful. And given the current changes in international trade tariffs on goods there are signifigant increases to cost of maintenance & repair expenses.

I feel if landlords are paying utility bills like water, sewer, electric, cable, hoa fees for lawn care, parking lot maintenance, security lights, snow removal, at times also pool & sport court & clubhouse maintenance - that a utility deposit be allowed. In particular this could help induce landlords to invest in Solar panels on rentals which could result in lower utility bills for tenants & be good for environment & decrease demand on the grid keeping utilities lower for all users as delays needed upgrades to utility infrastructure to serve the growing population.

Altogether, I feel the lowering of the security deposits.Had the negligible impact perhaps for corporate interests owning thousands of small apartment units that are largely encompassed in concrete & Furnished with low grade products that are bought on a economies of scale and where their owners generally have replacements in storage and maintenance staff on hand to make very quick turnovers. Whereas those who are renting single family townhouses and homes may more often be smaller landlords with unique fixtures & floorings, obtained with no economies of scale, and overall are of significantly higher value. The result being that the percentage of the property value that is represented by a single month security deposit is far smaller. I.e. If an apartment could have a security deposit of one thousand dollars that covers 800 sq. Ft. of which concrete ceilings and floors and the damagible contents may be limited to 1 -4k of cabinets, counters, floors, appliances and doors & whole unit if appraised might be worth under \$250k. That rent to possible damage ratio is remarkably different for a townhome or single family home 1,600 - 5,000 sq. Ft. with wood walls, ceilings, floor joists, non economies of scale bought carpets & appliances etc. And may be worth \$300k - 1 million.

Under such circumstances , we as a state & every subdivision of such as Rockville - are going to lose a lot of the supply of said townhouses and single family homes as if landlords cannot obtain remarkably qualified tenants they would be likely to sell rather than run risk of non payment of rent & utilities and significant property damage. When the landlord sell these properties they will no longer represent a rental alternative for relocating professionals who would desire such housing who are being enticed to accept jobs in the area. Thus making it harder for local companies to recruit.

4/19/2025

Dear Jane and Trevor:

These are my comments on the Rockville Landlord-Tenant Code.

Section 18-113(c): The in-state agent requirement for out-of-state owners is a minor nuisance, and should be deleted. I purchased a rental condo unit in Rockville when I was still living in New Jersey; arranging for an in-state agent was awkward.

Section 18-127(1): add a requirement for email contact information.

Section 18-128(4): add a requirement for email contact information.

Section 18-195(c): The requirement for utility accounting is unnecessary and burdensome, and should be deleted. I own a rental condo unit in Gaithersburg in which utilities are included in monthly maintenance; Gaithersburg does not require me to separate out the utility costs.

Sincerely,

Ken MacRitchie

A solid black rectangular box used to redact the signature of Ken MacRitchie.

From: John Hoeveler <[REDACTED]>

Sent: Thursday, April 16, 2026 1:13 PM

To: Monique Ashton <mashton@rockvillemd.gov>

Cc: Marissa Valeri <mvaleri@rockvillemd.gov>; Barry Jackson <bjackson@rockvillemd.gov>; Kate Fulton <kfulton@rockvillemd.gov>; Adam Van Grack <avangrack@rockvillemd.gov>; David Myles <dmyles@rockvillemd.gov>; Izola Shaw <ishaw@rockvillemd.gov>

Subject: Concern from Rockville property owner – Chapter 18 proposal

WARNING - External email. Exercise caution.

Dear Mayor and Council Members,

I am writing as a Rockville property owner to express serious concern regarding the proposed amendments to Chapter 18.

First, I have heard the argument that because a significant portion of Rockville residents are renters, additional regulation is warranted. Respectfully, the proportion of renters versus owners does not change the underlying economics of housing. Increasing cost, risk, and operational burden will ultimately result in higher rents and reduced housing supply, regardless of who occupies the units.

Second, I would urge the City to prioritize enforcement of existing laws. Targeted enforcement against bad actors is a far more effective approach than broad new regulations that apply equally to responsible housing providers. These proposals risk penalizing compliant landlords while doing little to address those who are already operating outside the rules.

Third, safety must remain a central consideration. A building in our complex at Plymouth Woods experienced a catastrophic arson incident that destroyed the property and displaced residents. Situations like this underscore the importance of reasonable screening and awareness of who is living in residential properties. At the same time, the financial impact has been significant. Our insurance costs have increased multiple times over, and these costs inevitably flow through to tenants. A law that limits our ability to know who we are renting affects other tenants who have no say in who they share their building with.

Finally, I am concerned about the process by which these policies were developed. During last night's meeting, panel participants were asked if they have any experience being a landlord. None raised their hands. That absence of direct operator input is troubling. We were told there was a survey that was given out. I never saw that survey. Neither have any of the other landlords I have spoken with. I question how much effort was given to ensuring this survey was properly distributed and how many landlords responded.

Based on my own experience interacting with the City's Housing and Community Development agency, there is a consistent pattern of prioritizing tenant advocacy without consideration of the

operational realities faced by housing providers. When policy development is shaped without balanced input, it creates a risk of unintended consequences, policies that may sound beneficial in theory but prove harmful in practice.

Regulations of this magnitude should be informed by a full range of perspectives, including those responsible for maintaining, financing, and managing housing. Without that balance, there is a real risk of discouraging investment, reducing housing supply, and ultimately increasing costs for the very residents these policies are intended to help.

I respectfully urge the Council to pause and ensure that these proposals are reviewed with meaningful input from housing providers before moving forward.

Thank you for your time and consideration.

Sincerely,

John Hoeveler

4/17/26

Dear Mayor and Members of the City Council,

I am a Rockville landlord writing to object to four provisions in the proposed Chapter 18 update. I ask the Council to reconsider these changes before the May 18, 2026 vote.

Letting tenants leave with just 30 days' notice for vague "reasonable causes" makes leases unreliable. Landlords need a stable income to cover mortgage payments and other expenses. Any new termination grounds must be clearly and specifically defined.

Requiring landlords to pay three months' rent, moving costs, and more could cost tens of thousands of dollars in a single event, even for routine code repairs. This is unmanageable for small landlords. Please limit this requirement or reduce its scope.

Allowing tenants to hire their own contractors and deduct up to two months' rent takes away a landlord's right to oversee their own property. Unlicensed work can fail code inspections and void insurance. The 30-day repair window also doesn't account for real-world delays like permits and contractor schedules. This provision should be removed or limited to true emergencies.

Blocking background checks before a conditional offer limits a landlord's ability to protect existing tenants and their property. Landlords are legally responsible for what happens on their premises. Any screening restrictions should be balanced with landlords' safety and liability needs.

These four provisions increase costs and risks for landlords without a fair balance. I ask the Council to pause approval, talk with landlords, and find solutions that protect both tenants and housing providers.

Thank you for your time and consideration.

Sincerely,

Jason Kim

From: Sean Cullinane <[REDACTED]>
Sent: Tuesday, April 21, 2026 9:45 AM
To: Jane Lyons-Raeder <jlraeder@rockvillemd.gov>
Subject: Tenant Landlord Code Meeting

Hi Jane,

Thanks again for hosting the Tenant-Landlord Code meeting last week. As someone who is relatively new to property rentals, it was helpful and informative. I also rented for a long time, largely with landlords who ignored and avoided their legal duties, so changes that help with transparency and efforts to equalize the field for tenants is a positive step.

I would like to respond to a few of the policies since I needed time to absorb the details:

1. I understand the argument for removing criminal and eviction history. I am sympathetic to it as well since, if someone serves their prison time, their sentence is paid to society. With that said, there are not many metrics landlords can use to predict a tenant's ability to pay rent and avoid a lengthy and costly eviction process. Landlords are hoping to avoid someone who habitually uses the courts to avoid paying rent. If there is a middle ground between those, that is what we should work towards. I suggest that an eviction in the last 5 years (or two evictions within 5 years) can be used.

2. A FAQ sheet on the Rockville page would be helpful too. It could detail all the major and critical points that landlords and tenants should be aware of (for example, the lease collection policy, lead paint information, etc.)

Separately, I want to suggest that landlords must coordinate and absorb all costs associated with lawn care and gutters. That should be considered a part rental ownership, and it is an unfair loss that tenants are currently shouldering.

Thanks a lot and let me know if I can provide further details.

Sean Cullinane

5/8/26

Good Afternoon Jane,

I apologize for not sharing feedback on the proposed landlord-tenant code rewrite sooner. I know it's very late in the process. Nonetheless, I wanted to share MHP's input for what it's worth.

Two Year Lease Term – It was unclear to us if rental increases can be offered during those two years. We would just ask for clarification or explicit language that permits increases from year one to year two as part of the two-year lease.

Repair and Deduct – The repair and deduct provision generated the most amount of concern among our real estate and asset management departments. In general, allowing tenants to make their own repairs creates the potential for substandard repairs which then have to be addressed at even greater cost to the landlord. There are also legal liability concerns (e.g. someone is injured as a result of a substandard repair and sues the landlord). And lastly, as you may know, insurance premiums have been increasing at exponential rates for affordable housing providers and in some cases it be difficult to even find a carrier who is willing to insure a property. We have concerns that allowing tenants to facilitate their own repairs could create even more risk in the eyes of our insurance broker/carriers.

Thanks for considering our comments.

Best,
Chris

Chris Gillis | Director, Policy & Neighborhood Development
MHP

From: Nurith Berstein <[REDACTED]>

Sent: Monday, May 11, 2026 2:06 PM

To: Jane Lyons-Raeder <jlraeder@rockvillemd.gov>

Subject: Re: New Rockville Landlord-Tenant Code to Be Introduced and Approved at May 18 Mayor and Council Meeting

WARNING - External email. Exercise caution.

Can you please provide a summary of protections to small landlords?
Is there a differentiation between large scale and single landlords properties?
Also, we have encountered issues with renters not allowing access for repairs -
should there be penalties for such instances?

It is becoming very onerous for small landlords to meet all new reporting requirements so there are fewer who wish to remain renting their properties.
I think some landlord protections would go a long way to provide assurances that they are welcome here.
Good small landlords should be encouraged to stay and continue to provide excellent housing options to renters.



Nurith Berstein

Principal Broker MD, VA, DC

Next Level Rentals & Realty LLC

[REDACTED]
[REDACTED]
[REDACTED]

5/26/26

Good afternoon,

Thank you for the below. I would like to provide some feedback, narrated as questions:

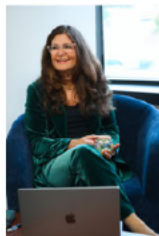
Are there options, including legal assistance and City support, for landlords navigating breach of leases (damage to property, unauthorized occupants, firearm violations, etc)?

Just as landlords provide data, can renters also have a data requirement — for example on-time payments, damage to property, length of lease, etc.

Has an option for early lease termination for owners if they need to re-occupy their property been considered? This of course would apply to "small" landlords who are usually affected by the same issues as renters (job losses, changes in families, illnesses, etc.)

I once again would encourage the City to consider small landlords separately and to ensure rules and requirements are appropriately calibrated to maintain an incentive for people to continue being housing providers.

Best,



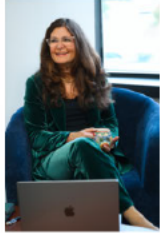
Nurith Bernstein-Rosales
Principal Broker MD, VA, DC
Next Level Rentals & Realty LLC



2024
MARQUIS
Who'sWho

5/26/26

Thank you — please do see my additional input below in CAPS.



Nurith Berstein-Rosales
Principal Broker MD, VA, DC
Next Level Rentals & Realty LLC



From: Jane Lyons-Raeder <jlraeder@rockvillemd.gov>

Sent: Tuesday, May 26, 2026 11:29 AM

To: Nurith Berstein < >

Subject: Re: Updated Landlord-Tenant Code Adoption Schedule and Fair Housing Workshop

Hi Nurith,

Thank you for your questions and feedback. My responses to your questions are below:

- **Are there options, including legal assistance and City support, for landlords navigating breach of leases (damage to property, unauthorized occupants, firearm violations, etc)?** The city will continue to operate its Landlord-Tenant Affairs Program, which provides conciliation services, and offer the Landlord-Tenant Affairs Commission as an alternative to court for certain cases that cannot be conciliated. However, to pursue an eviction for breach of lease, landlords will still need to go through the formal court process. **INDEED — BUT IT APPEARS THE ASSISTANCE TO RENTERS IS SIGNIFICANTLY HIGHER THAN FOR LANDLORDS. FOR EXAMPLE, IF A LANDLORD FAILS TO DO REPAIRS TO A PROPERTY, ETC, THE RENTER HAS ACCESS TO MULTIPLE LINES OF ASSISTANCE WHICH WILL BE FREE TO THEM AND WILL RESULT IN INSPECTIONS, CITATIONS, ETC.**
 - **HOWEVER FOR LANDLORDS, IF A RENTER IS DAMAGING A PROPERTY, ADDING UNAUTHORIZED OCCUPANTS (WE HAVE ONE SUCH CASE WITH A POLICE REPORT GIVEN THREATS OF BODILY INJURY TO NEIGHBORS), ETC, EVEN WITH POLICE REPORTS, LANDLORDS ONLY HAVE COURT OPTIONS, WHICH ARE LENGTHY AND COSTLY. IN MY VIEW THERE IS A GREAT OPPORTUNITY FOR LANDLORDS TO FEEL CARED FOR AND**

WELCOMED IF THE CITY PROVIDED SOME SUPPORT. I SERVE IN COLTA (MONTGOMERY COUNTY) AND DO SEE THE OPPORTUNITY.

- **Just as landlords provide data, can renters also have a data requirement — for example on-time payments, damage to property, length of lease, etc.** Landlords are able to evaluate renters through the rental application process. INDEED THAT IS THE CASE, BUT I DID NOTICE IN THE LIST PROVIDED BELOW THERE MAY BE RESTRICTIONS ABOUT REQUESTING EVICTIONS HISTORY. THIS MEANS LANDLORDS CANNOT GATHER FULL DATA FROM APPLICANTS. PERHAPS I DO NOT UNDERSTAND THE LIMITATIONS AND GIVEN THE ADDITIONAL RESTRICTION OF ONLY 1-MONTH SECURITY DEPOSIT, SMALL LANDLORDS MAY HAVE EVEN FEWER PROTECTIONS AND AS SUCH WILL BE EVEN MORE RISK-AVERSE. AGAIN THIS IS A GREAT OPPORTUNITY TO HELP SMALL LANDLORDS SO THEY CONTINUE TO PROVIDE HOUSING AND DO SO IN A WAY THAT THEY FEEL PROTECTED AND CAN PROVIDE GREAT OPPORTUNITIES TO APPLICANTS WHOSE HISTORY IS LESS-THAN-PERFECT.
- **Has an option for early lease termination for owners if they need to re-occupy their property been considered? This of course would apply to "small" landlords who are usually affected by the same issues as renters (job losses, changes in families, illnesses, etc.)** This would need to be evaluated for whether it is allowed under state law. Based on some initial research, [state law](#) only allows landlords to repossess prior to the expiration of the stated term if the tenant breaches the lease. SHOULD THIS NOT BE EQUAL BETWEEN THE PARTIES? THAT IS, I ASSUME THE ADDITIONAL OPTIONS FOR EARLY LEASE TERMINATION HAVE TO DO WITH ISSUES OUTSIDE OF RENTER'S CONTROL (NOT ISSUES, FOR EXAMPLE, TIED TO BUYING A HOUSE, ETC). ALONG THE SAME LINES, I HAVE WITNESSED OWNERS BEING IN TERRIBLE SITUATIONS WITH FEW (IF ANY) OPTIONS WHEN A PROPERTY IS OCCUPIED (IN THIS REGION IN PARTICULAR, OWNERS THAT WERE EMPLOYED BY USAID, STATE DEPARTMENT, ANY DEI-RELATED PROGRAM HAVE BEEN TERRIBLY AFFECTED). THERE IS AGAIN, AN OPPORTUNITY TO SUPPORT THE ENTIRE COMMUNITY, FROM THOSE OCCUPYING HOUSING TO THOSE PROVIDING IT.

I SEE THIS AS A "TEAM SPORT" — WITH HOUSING OCCUPANTS AND PROVIDERS NEEDING TO PLAY TOGETHER, PER CERTAIN RULES THAT CREATE THE RIGHT ATMOSPHERE AND SUPPORT SO THE TEAM CAN WIN.

Have a great week,
Jane



Jane Lyons-Raeder

HOUSING PROGRAMS MANAGER

Department of Housing and Community Development

P. 240-314-8319

www.rockvillemd.gov



6/16/26

KMB [REDACTED]

Also, just some feedback on the recent changes that I have hesitated to share - I don't feel like it really helps renters move forward towards home ownership. I think it just makes them more comfortable renting until they are forced into rental subscriptions and prevents them from growing equity. **Instead, is it possible for your team to spend more time focusing on helping renters and first time home owners buy by lowering rates <https://mmp.maryland.gov/rates> or increasing the household income that is eligible so that more people can qualify.**

Like you sending the above link to my renter doesn't really help their situation right now. I would LOVE to sell to them - in fact I told their son that one day I hoped to sell to him in the future, but I know with the rates that are published on the Maryland website, they won't be able to do that if I sold in the near future. Not even with a 3% down payment.

I do agree with you that it's both the landlord and renters responsibility to maintain and ensure safe living areas and I understand the feelings of wanting to ensure safe living. A lot of what you're asking for, I already do, but some of your new requirements don't really make sense.

For example, some of your changes are just hurting small family renters and enabling big corporations to buy out Maryland so then everyone under a certain income is forced into rental subscription, while small family renters like myself who are offering people a lifeline and taking hits due to the Maryland high property tax and losing on the rental situation overall are going to have to sell because overtime your restrictions make it too difficult to rent - for example why force two year lease terms - that is silly. My family will do anything from one to five year so why waste time on this.

For context, I bought this house originally to move from VA to MD so that my child could go to school in this area. I have a lot of families who live in Rockville who are working class or low income, and I'd like to think that overtime Rockville continues to support those income levels to have the ability to have home ownership in Rockville vs forcing them into rental subscriptions with big corporate companies. Anyways food for thought or you can ignore it.

KENNETH L. MacRITCHIE

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

July 3, 2025

Mayor Monique Ashton
Rockville City Hall
111 Maryland Avenue
Rockville, MD 20850

Re: Rockville Landlord-Tenant Code

Dear Mayor Ashton:

On May 27 I wrote to you with comments about the Rockville Landlord-Tenant Code. This letter contains an additional comment.

I'm a member of the Landlord-Tenant Affairs Commission. Earlier today I attended a hearing, with an insignificant amount of money in dispute. The landlord was very disruptive, so the Chairman terminated the hearing.

I recommend that, for disputes regarding insignificant amounts (such as under \$5,000), no hearings should be held, but the disputes should be resolved on the basis of written submissions. This method is used in FINRA arbitration for small-amount securities industry disputes.

Sincerely,

Kenneth L. MacRitchie

cc: Barry Jackson and Trevor Stephens

KENNETH L. MacRITCHIE

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

May 27, 2025

Mayor Monique Ashton
Rockville City Hall
111 Maryland Avenue
Rockville, MD 20850

Re: Rockville Landlord-Tenant Code

Dear Mayor Ashton:

Following are my comments on the Rockville Landlord-Tenant Code.

Section 18-113(c): The in-state agent requirement for out-of-state owners is a minor nuisance, and should be deleted. I purchased a rental condo unit in Rockville when I was still living in New Jersey; arranging for an in-state agent was awkward.

Section 18-127(1): add a requirement for email contact information.

Section 18-128(4): add a requirement for email contact information.

Section 18-195(c): The requirement for utility accounting is unnecessary and burdensome, and should be deleted. I own a rental condo unit in Gaithersburg in which utilities are included in monthly maintenance; Gaithersburg does not require me to separate out the utility costs.

An online hearing to receive landlord input was conducted on May 20, but the online address never reached me. Future online hearings should be conducted with the option of viewing the proceedings from a monitor at City Hall.

Sincerely,

cc: Barry Jackson and Trevor Stephens

Kenneth L. MacRitchie



SENT BY ELECTRONIC MAIL-jlraeder@rockvillemd.gov

August 25, 2025

Jane Lyons-Raeder
Housing Programs Manager
Department of Housing and Community Development
City of Rockville
111 Maryland Avenue
Rockville, Maryland 20850

RE: Maryland Legal Aid Comment on Revisions to City of Rockville Landlord-Tenant Code

Dear Ms. Lyons-Raeder:

Thank you for inviting Maryland Legal Aid (“MLA”) to review and provide the comments on City of Rockville’s Landlord-Tenant Code (City Code, Ch. 18, “Rental Facilities and Landlord-Tenant Relations”). We appreciate the opportunity to provide our suggestions for added clarity and for improvement of the code based on our attorneys’ experiences in representing low-income Rockville residents in eviction, rent escrow, and other matters concerning renters’ rights. Our Advocacy Director for Human Rights to Housing, Zafar Shah and team of MLA housing attorneys have commented on specific sections of the code, in their order of appearance in Chapter 18.

Sec. 18-79

This section limits a tenant’s compensation in instances wherein the Commission has found a defective tenancy. For “damage to persons or property” related to the defective tenancy, the section limits compensation to \$2,000. Notably, we do not interpret this section to mean that the dollar-cap applies to actual damages. The section discerns “actual damage or loss” as separate from “damage to persons or property.” MLA recommends raising the \$2,000 cap to \$5,000. In addition, there is ambiguity as to whether the dollar-cap applies to the entire household or each harmed person in a household. MLA recommends that a \$5,000 cap apply to each household member individually if multiple household members have suffered damage to their person.

Sec. 18-111

This section requires rental facilities to operate with a valid rental license. Rockville’s licensing requirement applies to multi-family buildings, single-family dwellings, and accessory dwellings. MLA attorneys encounter so -called rooming houses or group homes, in which a property owner leases rooms that do not constitute a complete dwelling unit. We recommend addressing this gap in rental license requirements.

Sec. 18-118

This section describes rental license suspension and revocation but does not describe how suspension and revocations are initiated. MLA recommends adoption of language that would expressly allow current tenants of a licensed rental dwelling, or their attorneys, to initiate a suspension or revocation through a complaint of defective tenancy to the Commission.

Sec. 18-146

At paragraph (6), in addition to the prohibition against lease provisions for confessed judgment, MLA recommends prohibitions against lease language that waives the right to demand a jury trial or compels the tenant to use arbitration in lieu of judicial forums.

At paragraph (12), which obligates the landlord to apprise a new tenant of the location of the property's rental license, MLA recommends adoption of language requiring that the lease, at the time of signing or renewal, include one copy of the current, valid rental license.

At paragraph (13), MLA recommends adoption of language that pegs the statutory 10-day grace period to the date on which public benefits recipients customarily receive their benefits payments. In other words, where a tenant who receives public benefits notifies the landlord of the regular date of receipt of their benefit payment, the landlord may not assess late fees within 10 days after such date.

At paragraph (15), which requires written receipts for payments in cash or money order, MLA recommends adoption of a more comprehensive, modernized scheme for the landlord's billing, payment, and accounting practices and the tenants' access to transaction and billing records. Presently, state and local laws leave ambiguous whether tenants are entitled to request and receive their entire account history (a "rent ledger" for instance); whether landlords may compel tenants to pay rent electronically; and whether landlords may compel tenants to pay transaction fees for electronic payments. Many of MLA's clients are of older age and/or lower income and do not have the digital access, tech-savvy, and consumer sophistication necessary to safely use the "prop tech" apps and websites increasingly favored by management companies in today's market.

Sec. 18-147

Subsection (a) requires a landlord to provide to the tenant a copy of the signed lease within 10 days after execution. MLA suggests that 10 days is far too long a period for tenants not to have their lease. We recommend reducing the period to two business days.

At subsection (b): MLA recommends adoption of additional language that conditions the enforceability of the lease by the landlord on the landlord's having filed the lease with the City Manager.

At subsection (c): We recommend the addition of a specific time requirement for production of the proposed lease in advance of the date/time for execution of the lease. For instance, the subsection should require that the proposed lease be presented to the prospective tenant not less than two days prior to the execution of the lease unless the tenant requests a shorter time.

At subsection (e): Based on the harm posed to our clients by unrestricted rent increases, Maryland Legal Aid strongly supports Rockville's adoption of rent stabilization under the framework of Montgomery County's ordinance.

Sec. 18-161

Additional language is needed in this section to clarify the right of tenants and/or tenant associations to invite guests, including non-resident organizations, onto the premises to conduct activities related to the tenants' concerted activities.

Paragraph (a)(2) would be strengthened by clarifying that tenants may "meet or assist one another, with or without a tenants association, *and independently of property management or ownership.*" At subsection (b), we recommend striking the provision allowing a landlord to charge fees for use of meeting space or common areas. MLA has seen that this provision (which also exists in state law), while seemingly reasonable, is often used by landlords to constrain the activities of tenant associations.

Sec. 18-177

MLA recommends the addition of language that would prohibit or limit landlords from charging fees for services and maintenance of facilities and, where such fees are permitted, require transparency in the lease as to the type, amount, and billing of these fees. We recommend that this language require landlords to charge and to account for such fees separate from the rent. Additionally, we recommend language, similar to Montgomery County's "repair and deduct" law, that would require landlords to compensate tenants for repairs which the landlord neglected to make.

Sec. 18-178

Because of the proliferation of property management apps and web portals, MLA urges adoption of language that would limit the conditions under which a landlord may require tenants to receive electronic notices or to use websites or phone apps to receive or give notices.

We hope these comments provide concrete options for improvement of the code. MLA welcomes the opportunity to work with you further in this endeavor. Please do not hesitate to

reach out if you have any questions or require additional information. Again, we thank you for your invitation to provide these comments and for your commitment to fair treatment of Rockville renters.

Sincerely,

A handwritten signature in black ink that reads "Jani S. Tillery". The signature is written in a cursive, flowing style.

Jani S. Tillery, Chief Attorney, MLA Montgomery County Office

cc: Alice Mutter, Supervising Attorney, MLA Montgomery County Office
Zafar Shah, MLA Advocacy Director for Human Rights to Housing
Katherine Gillespie, MLA Deputy Legal and Advocacy Director

**Jews United for Justice input for the
Rockville Landlord-Tenant Code Update
June 16, 2025**

Many thanks to Jane Lyons-Raeder for inviting Jews United for Justice (JUFJ) to share our input regarding the Rockville landlord-tenant code. JUFJ organizes more than 2,000 Jews and allies across Montgomery County to advocate for social, economic, and racial justice, including more than 200 people who live in the city of Rockville.

Jewish texts are full of conversation, laws, and traditions about the obligations of landlords and tenants, which offers a model for creating just and effective regulations and enforcement. There is also a clear priority placed on ensuring all people, no matter their family or economic status, have access to housing. In one powerful example, the prophet Isaiah speaks directly to the wealthy landowners to warn them that when they “add house to house and join field to field until there is room for none but you to dwell in the land” that their exclusionary actions mean that instead of “justice there is injustice” and instead of “equity there is inequity.”

Here are our thoughts in reply to the questions shared by the Department of Housing and Community Development:

1. What challenges are the tenants you work with most frequently facing?

What we hear from our community members is that the biggest challenge is rising rent prices, which makes it difficult for longtime Rockville residents to stay in their homes and makes it impossible for prospective residents to find housing in Rockville. This is causing a strain on families, both when older family members are priced out and need to uproot their lives and when young people can’t find affordable rents near their families.

2. Have you noticed any recent trends in those challenges?

Unfortunately, the past year especially has seen a sharp spike in rent increases and wages just aren’t keeping up. Other community partners we work with are seeing increasing numbers of evictions and homelessness. And affordable alternatives are few and far between.

3. Have you noticed any discrepancies between Montgomery County and the City of Rockville’s landlord-tenant codes? Are those discrepancies beneficial or harmful to tenants?

Montgomery County has already recognized the rent crisis and passed rent stabilization. In Rockville, without these protections, tenants are left exposed to even larger and more unpredictable rent hikes. The landlord-tenant code in Rockville doesn't offer the same level of stability or security that tenants in Montgomery County now have. Under Rockville Section 18-194 "Landlords are encouraged to hold rent increases at the lowest level possible", but without a rent stabilization policy there is no accountability.

With this inequitable system, Rockville tenants are at a clear disadvantage. While renters in the rest of Montgomery County have some peace of mind knowing their rent can't suddenly jump by 10% or 15% overnight, Rockville tenants are left worrying each time their lease comes up for renewal. This discrepancy deepens inequality and pushes more long-term residents out of Rockville.

4. In what ways, if any, do you have to adjust the ways you work with tenants in the City of Rockville?

Working with tenants in Rockville often means preparing for the worst, with people being priced out of their rental units. In the rest of Montgomery County, since there is already rent stabilization, we can focus on long-term planning. We see the gap between the two jurisdictions growing, which is putting more pressure on Rockville families every day.

5. What data/information would be the most beneficial for you/tenants to know about landlords?

We would benefit from public data on how often and by how much landlords are raising rents and how many evictions are being filed. We would also like to see a breakdown of the landlords who are following code provisions and the landlords who are in violation. This information would help tenants make informed choices and help the city hold landlords accountable.

6. One area of focus for us is fees. Are there any types of fees in particular you have noticed that pose a barrier or additional burden to tenants?

Fees are a significant issue for tenants, which is why Montgomery County's rent stabilization law addresses fees specifically. The law only allows specific fees and it puts a cap on each one. Here is the language for Montgomery County: *"The Rent Stabilization Regulation only allows the following fees for rent-regulated units: application fees; late fees; pet fees and deposits; lost key fees; lock out fees; internet/cable fees; and parking fees. A landlord is not permitted to charge fees*

other than those listed within the Regulation unless a tenant opts into the service. A landlord of a regulated unit must not charge unapproved fees or exceed the limits found within the Regulation after October 21, 2024.”

7. We are interested in requiring landlords to provide relocation assistance in certain instances. In what types of situations would relocation assistance be beneficial to a tenant? For example, redevelopment, large rent increases, etc.

Relocation assistance is always helpful to displaced tenants, as is financial support to obtain storage for the tenant's possessions, especially when there is a gap between eviction/displacement and finding a new place to live. However, our priority is keeping people in their current homes, which is why stabilizing rents is so important.

8. Do you have any other feedback about what may be beneficial to remove, add, or change in the city's landlord-tenant code?

While we appreciate the city's review of the landlord-tenant code, our priority is ensuring stable rents for Rockville's tenants, so that we can prevent displacement and stabilize the community's rental options for the long term.

9. Who else should we be speaking with?

We are glad to see that the Department of Housing and Community Development is reaching out to many community groups. We encourage the department to conduct door to door canvassing of rental units, especially in lower cost buildings, so that you can hear directly from the most impacted community members.



Comments on the City of Rockville's Chapter 18 – Landlord-Tenant Code Update

May 18, 2026

The Apartment and Office Building Association (AOBA) of Metropolitan Washington submits these comments on behalf of its members on the proposed update to Chapter 18 of the Rockville City Code – Rental and Landlord-Tenant Relations. AOBA represents the owners and managers of tens of thousands of apartments throughout the region, including properties operating within the City of Rockville.

AOBA supports the City's goal of promoting safe housing conditions and fair landlord-tenant relations. However, the proposed ordinance represents a substantial overhaul of existing law and incorporates numerous policy changes that need careful consideration. In Montgomery County, each of these sections was a standalone bill that the Council enacted only after separate bill hearings and multiple work sessions.

The City should seek to maintain consistency with county and state law wherever possible and avoid creating standards that are more restrictive or materially different from neighboring jurisdictions. Layering federal, state, county, and municipal requirements creates compliance burdens and a regulatory environment that discourages continued housing investment.

AOBA respectfully urges the City to slow the process and evaluate each substantive proposal independently. The following are AOBA's recommended revisions to the code update.

Section 18-80. Violation or Defective Tenancy Found.

The proposed language limits all security deposits to one month's rent. Maryland law, however, expressly authorizes landlords to collect a security deposit of up to two months' rent under certain circumstances. Section 8-203(b)(2) of the Maryland Real Property Article allows a security deposit of up to two months' rent where:

- the tenant qualifies for utility assistance through the Department of Human Services;
- the lease requires utility payments directly to the landlord; and
- the tenant and landlord agree in writing to the amount.

The proposed language appears inconsistent with state law and may inadvertently prohibit circumstances expressly authorized under Maryland statute. The ordinance should be revised to incorporate these statutory exceptions and avoid conflict with state law. Limiting security deposits to one month's rent may lead to more application denials and stricter tenant screening, particularly for applicants with a history of late or missed utility payments.

Section 18-96. Occupancy Limits.

The proposed code limits rental unit occupancy to a single "household," but does not provide a definition of household. Many renters, including younger individuals, workforce households, and individuals facing housing affordability challenges, rely upon shared housing arrangements. Without additional clarification, this provision could create confusion over whether unrelated individuals sharing a dwelling are permissible occupants.

The City should consider using the following definition of household:

- (1) A single person;
- (2) Two or more persons, all of whom are related to each other by blood, marriage, domestic partnership, adoption, guardianship or other duly authorized custodial relationship, and not more than two other unrelated persons as long as all of the occupants are living together as a single housekeeping group in a dwelling unit; or
- (3) A group of not more than five persons who are not collectively related to each other by blood, marriage, domestic partnership, adoption, guardianship, or other duly authorized custodial relationship, and are living together as a single housekeeping group in a dwelling unit.

Section 18-115. Rental Facility Inspections.

The proposed ordinance allows the City Manager to authorize the tenant to repair-and-deduct housing code violations that cost up to two month's rent. However, the ordinance lacks important safeguards. First, the ordinance does not establish clear timelines for repairs. Montgomery County, for example, distinguishes between life-safety and non-life-safety violations and establishes differing correction periods for each. Under COMCOR 29.22.01.03, landlords are given 24 to 48 hours to correct life-safety violations and 15 to 30 days for non-life-safety violations.

Second, the County places limitations on repair-and-deduct authority by excluding major capital replacements, cosmetic matters, and tenant-caused damage. Third, the proposal allows tenants to deduct up to two months' rent, while the County limits deductions to one month's rent.

AOBA recommends:

- establishing defined correction timelines for different classes of violations;
- excluding HVAC replacement, cosmetic repairs, and tenant-caused damages;
- limiting repair-and-deduct authority to one month's rent; and
- clarifying eligible repairs.

Without these guardrails, the proposal could create uncertainty and operational disputes regarding repair responsibilities.

Section 18-127. Rental Multiple-Unit Dwellings.

The proposed ordinance requires on-site personnel for properties containing 100 or more units. AOBA is concerned that this threshold creates an unnecessary operational burden and appears arbitrary. Advances in property management technology, centralized staffing, and professional management practices increasingly allow property managers to provide responsive service without requiring an employee to physically reside on site.

The City should only require a responsible contact capable of responding promptly to tenant emergencies. AOBA recommends revising this provision to mirror the approach in subsection (2)(b), which allows properties to provide contact information for a designated representative.

Section 18-146. Lease Contents.

Subsection (15) Notice of entry.

The ordinance requires 24-hour written notice in advance of any inspections or repairs, including situations where tenants request repairs. In many instances, property management staff may be able to respond to a tenant repair request within 24 hours. Requiring this notice period for tenant requested repairs would only delay response times. The City should clarify that advance notice requirements do not apply where the tenant requests repairs.

Subsection (16) Subleasing

Under the proposed ordinance, landlords can require written permission to sublease, but the permission cannot be “unreasonably withheld.” The code does not define what constitutes unreasonably withholding permission for subleasing. Responsible property management requires thorough tenant screening to ensure the safety and stability of the community. That includes screening prospective tenants and sublessees for creditworthiness and criminal background.

Without clarification, the provision could create uncertainty regarding subleasing to roommates or short-term rentals. Landlords must retain the ability to conduct lawful screening, prohibit short-term rentals, and hold the lessee responsible during sublease periods. Many multifamily communities operate under loan documents and financing agreements that restrict short-term occupancy arrangements. Violations of these agreements can create portfolio-wide financial consequences. The ordinance must explicitly allow landlords to deny subleasing arrangements

involving short-term rentals or prospective subtenants that do not meet lawful screening standards.

Section 18-148. Price Coordination and Algorithmic Devices.

AOBA appreciates the City's interest in ensuring a competitive housing market, but members are concerned with both the underlying premise and the lack of several key definitions. Algorithmic devices are a revenue management tool that help landlords keep up with rising operating expenses and shifting market dynamics.

The proposed ordinance, on the other hand, appears premised on the assumption that algorithmic devices are exacerbating the affordability crisis. This premise is flawed because this software does recommend rent decreases when the market conditions dictate it. Housing supply, not analytical software, remains the primary determinant of rent. In fact, markets with substantial housing production have some of the highest reported usage of algorithmic devices, yet they have also experienced the sharpest decreases in rent. Renters in Austin, TX, for example, saw rent decreases of 6% from 2023 to 2024,¹ despite nearly half of the landlords in the city reportedly using algorithmic devices.²

AOBA recommends a more balance approach that includes definitions of “non-competitor data” and “coordinated pricing.” Several states and municipalities have enacted ordinances that include definitions of these terms. The City of Berkeley, California, for example, defines those terms as follows:³

A. "Coordinated pricing algorithm" means any analytical or computation process that uses Competitor Data to calculate and recommend rent prices, fees, occupancy rates or other rental contract terms for future leases in coordination between one City of Berkeley landlord and one or more of such landlord's competitors, including through a third-party vendor. A "coordinated pricing algorithm" includes a product that incorporates a coordinated pricing algorithm, but does not include

(a) a product or process that generates or presents any report, study, or presentation that publishes rental data in an aggregated and anonymous manner but does not recommend rent prices, fees, or occupancy rates or other rental contract terms for future leases;

¹ <https://www.bizjournals.com/houston/news/2024/01/28/houston-apartment-rents-are-down-in-2023.html>

² <https://www.washingtonpost.com/business/interactive/2025/realpage-lawsuit-rent-map/>

³ <https://berkeleyca.gov/sites/default/files/documents/2025-06-24%20Item%2001%20Amendments%20to%20Ordinance%20Prohibiting%20the%20Sale.pdf>

(b) a product used for the purpose of establishing rent or income limits in accordance with the affordable housing guidelines of a local government, the state, the federal government, or other political subdivision; or

(c) a product or process that provides or uses, or the provision or use of, information for the purpose of

(i) conducting market research for project financing,

(ii) conducting an appraisal, or

(iii) conducting research, testing, or training for software development.

For clarity, "research, testing, or training for software development" includes without limitation the use or processing of Competitor Data in the development, training, or testing of predictive or machine learning models so long as any such data is not used as an input in the operation of the model at the time a recommendation is calculated for publication or provision to a City of Berkeley landlord.

B. "Competitor Data" means information that is not available to the general public concerning actual rent prices, occupancy rates, lease start and end dates, and similar data regarding a property other than a property that is owned or managed by the landlord who is the recipient or user of the generated recommendation, when such data is less than 90 days old.

These definitions also align with the U.S. Department of Justice (DOJ) 2025 settlement with RealPage.⁴ In that settlement, the DOJ determined that real-time non-public competitor data is the most competitively sensitive, but that algorithmic device models can be trained on backward looking or sufficiently aged data. This approach protects renters while allowing landlords to conduct comprehensive market analysis. AOBA recommends that Rockville adopt the Berkeley definitions of coordinated pricing algorithm and competitor data.

Section 18-149. Miscellaneous.

The proposal prohibits landlords from including eviction history questions on rental applications. AOBA recommends clarifying that landlords may still consider eviction history during screening after an application is submitted and where otherwise permitted by law. Without clarification, the proposal could create ambiguity regarding lawful tenant screening practices.

Section 18-161. Tenant Organizations.

⁴ <https://www.justice.gov/opa/media/1419406/dl>

AOBA supports tenant engagement but cautions that County landlords have struggled with unverified groups claiming to represent tenants. The City ordinance should establish objective criteria for access rights, such as requiring incorporation, official documentation, or resident signatures. Without these guardrails, landlords would be forced to determine organizational legitimacy without guidance, likely resulting in disputes, misuse of common spaces, and an increase in complaints to the City.

Section 18-163. Regulation of Fees.

Subsection (a)(1) Rent payment fees.

Many AOBA members collect electronic rent payments through third-party providers. While these providers typically do not charge fees for ACH withdrawals, they do charge processing fees for tenants using debit or credit cards to pay rent. These fees range from a flat rate to a percentage of the transaction amount. AOBA recommends that the fee restriction be limited to non-electronic rent payments and ACH withdrawals.

Subsection (a)(2) Services or amenities previously included in the rent.

As drafted, this language could permanently prohibit landlords from introducing utility cost recovery structures, such as water submetering, or modern utility billing methods such as ratio utility billing systems (RUBS). Both practices are governed by state law and should be expressly exempt from the fee section.

Subsection (a)(4). Recovery of charges limited to 45 days.

This subsection only allows landlords to recover charges within 45 days. However, many charges may be billed in longer intervals. Water bills, for example, may be billed in 90-day increments, and the bill may be due 120 days from when the charges were first incurred. AOBA recommends increasing this to 120 days.

Subsection (a)(5) Utility & trash administrative or processing fees.

State law already governs utility processing fee amounts. This year, for example, the General Assembly passed House Bill 220⁵ and Senate Bill 130,⁶ which establish procedures for landlords to submeter master-metered buildings and recover submetered water charges. This law caps the administrative processing fee for water submetering to \$1 per unit per month, which is also the cap for energy utility billing. The City should not prohibit a fee expressly allowed by state law.

⁵ <https://mgaleg.maryland.gov/mgawebsite/Legislation/Details/hb0220?ys=2026rs>

⁶ <https://mgaleg.maryland.gov/mgawebsite/Legislation/Details/SB0130?ys=2026RS>

This section should also include an exemption for valet trash service. This service allows tenants to place their garbage in fire-retardant canisters outside of their unit where it is collected by a valet trash company. Many AOBA members and tenants value this service for its convenience and its ability to keep trash areas clean.

Subsection (c)(10). Storage.

The ordinance permits storage fees except those “within or associated with a dwelling unit.” AOBA does not object to restrictions on charging fees for storage within a unit, but the language for storage associated with a unit should be stricken. Many multifamily buildings have storage spaces available to all tenants for rent. When tenants opt to use those storage spaces, it is often added to the lease and, therefore, becomes associated with the unit.

Subsection (e) Implementation.

This section requires landlords to disclose fees to tenants prior to signing the lease. Under RUBS, however, utility charges vary based on usage and cannot always be predetermined. AOBA recommends excluding utilities from disclosure and limiting the restriction to services included during the immediately preceding lease term.

Section 18-178. Relocation Assistance

While well-intentioned, tenant relocation assistance that is overly broad or lacks sufficient guardrails will only raise housing costs for all renters. The proposed ordinance requires additional clarity concerning displacement standards and financial obligations. First, the City should make an affirmative finding regarding the cause of displacement before assistance is triggered. Otherwise, the provision may create disputes between tenants and landlords over whether a displacement was “beyond the control” of the landlord or not.

Second, subsection b (6) requires landlords to cover the cost of alternate housing for temporarily displaced tenants more than the amounts covered by the tenant’s renters insurance. Renters insurance policies are private transactions and landlords cannot be held responsible for tenants that fail to purchase adequate coverage. This requirement will only lead to disputes between landlords and tenants over insurance benefits. Lastly, subsection (b)7(b) states that “temporary relocation assistance obligations cease upon termination of the tenancy due to a formal eviction,” but the term formal eviction is not defined. AOBA recommends changing formal eviction to “the execution of a warrant of restitution.”

Section 18-180. Requirements prior to lease signing or renewal.

Subsection (b) requires a landlord to disclose mandatory fees to a tenant whenever a price is displayed or advertised including online. The online disclosure should only apply to websites controlled by the landlord not third-party rental listing websites. Third-party sites often scrape

landlord websites for their information, but landlords should not be held liable for incorrect or missing information on a third-party website.

Section 18-195. Mandatory reporting requirements.

Multifamily ownership structures frequently involve partnerships, investment entities, and layered ownership arrangements. Requiring broad ownership disclosure requirements may prove difficult and unnecessary because Maryland already requires disclosure of resident agents and many properties maintain on-site management personnel. AOBA recommends relying on existing state disclosure frameworks and local contact requirements rather than imposing duplicative ownership reporting obligations.

Conclusion

AOBA appreciates the City of Rockville's efforts to modernize Chapter 18 and promote safe housing conditions and fair landlord-tenant practices. However, many of the proposed revisions represent significant policy changes that would impose new operational requirements, create inconsistencies with state and county law, or introduce uncertainty into existing housing practices.

The City should prioritize consistency with established legal frameworks and avoid adopting provisions that create unnecessary compliance burdens or discourage housing investment. Where policy changes are contemplated, AOBA respectfully recommends a more deliberate and targeted approach that evaluates each proposal independently and incorporates clear standards, definitions, and implementation safeguards.

AOBA looks forward to continuing to work collaboratively with the City and stakeholders to develop policies that protect residents while supporting the long-term stability and affordability of Rockville's housing market.

For more information, please contact Brian Anleu at [REDACTED]



Work Session – Chapter 18 Code Update, Rental Facilities and Landlord-Tenant Relations

February 23, 2026

The Apartment and Office Building Association (AOBA) of Metropolitan Washington is a nonprofit trade association representing the owners and managers of 430,000 residential units across the Washington Metropolitan region. Of that portfolio, AOBA members own or operate more than 6,500 multi-family apartment units in Rockville, totaling approximately \$1 billion in state-assessed value. On behalf of its member companies, AOBA submits the comments below on the Chapter 18 code update.

Background Check Restrictions

AOBA does not oppose aligning Chapter 18 with the County’s Housing Act but is opposed to any provision that prohibits landlords from asking about or considering eviction records prior to tenancy. Evictions for non-payment of rent are not arbitrary events and can take six months or more to be adjudicated in the county. These cases are costly and typically do not result in a monetary judgement against the tenant. Consequently, landlords typically only recover possession of the unit and often do not recover owed rent.

Removing the ability to ask or consider eviction records would force landlords to rely more heavily on credit scores or income thresholds. It may also lead to increased security deposits up to the state maximum of one-month's rent. These changes could reduce housing access for lower- or moderate-income renters. It would also increase financial risk at a time when many landlords are already facing increased operating costs and high delinquency rates.

Furthermore, tenants are already able to shield eviction records that do not result in a judgement against the tenant or where the tenant exercised the right of redemption to prevent the eviction.¹ For these reasons, AOBA urges the Mayor and Council to reject the staff recommendation to prohibit landlords from asking about eviction history on rental applications.

Relocation Assistance

Tenant relocation assistance should only be required when the tenant is displaced because of the landlord’s action or inaction. For example, displacement caused by a landlord’s failure to correct housing or building code violations that result in the unit being condemned. Relocation assistance

¹ Maryland Real Property Article §8–502 & §8–503

should not be required for tenant caused displacement or natural events, such as fires or flooding, respectively. Requiring relocation assistance in these cases will only serve to increase the cost of housing.

In the event of a landlord caused displacement, the City must find that the landlord could have affirmatively prevented the situation leading to displacement. In addition, the three-month rent payment should be tied to the actual tenant's rent, not the median market rent. Lastly, a landlord must not be required to provide a relocation payment or right of first refusal if the tenant accepts the landlord's offer to be relocated to another comparable unit that is owned or managed by the landlord.

AOBA appreciates the opportunity to submit comments on this section of the Chapter 18 code update. For more information, please contact Brian Anleu at [REDACTED]

May 18, 2026

Office of the City Clerk/Director of Council Operations
Rockville City Hall
111 Maryland Avenue
Rockville, MD 20850

Dear Mayor Ashton and Members of the Rockville City Council:

I write to respectfully oppose the proposed ordinance that would prohibit the use of non-public competitor data in algorithmic pricing software for residential rental housing. While I appreciate the Council's commitment to housing affordability, the ordinance rests on a flawed premise and would ultimately harm the very renters and housing providers it is intended to protect.

Modern revenue management software provides substantial benefits across the apartment ecosystem. For property owners and operators, these tools replace guesswork with data-driven pricing that helps stabilize revenue, improve operational efficiency, and support ongoing investment in property maintenance and capital improvements. For residents, the benefits are equally tangible: pricing technology enables operators to offer a wider range of lease terms and unit configurations, match supply with demand more efficiently, and reduce costly vacancies — costs that would otherwise be passed on to renters. The multifamily housing industry operates on narrow operating margins, and the efficiencies created by analytical pricing tools help keep rents more competitive than they otherwise would be.

It is also important to recognize the true driver of rent inflation: a persistent shortage of housing supply. Rockville and the broader Washington metropolitan region continue to face significant housing constraints driven by rising demand, limited supply, regulatory barriers, and high development costs. When demand substantially exceeds supply, rents rise — with or without the assistance of pricing software. Targeting analytical tools as a cause of rent inflation misdiagnoses the problem and risks diverting policymaking attention away from the meaningful solutions that will actually improve affordability: zoning reform, streamlined permitting, and policies that encourage new multifamily housing development.

The experience of Sun Belt markets further demonstrates that housing supply — not pricing software — is the primary determinant of rent growth. In many Sun Belt metropolitan areas, where revenue management software is used more frequently than in the mid-Atlantic or northeast, rents have remained flat or have declined in recent years, in some cases by double-digit percentages. These markets have been able to moderate rent growth because they have added substantial new housing supply at a rapid pace. Where local policies make it easier to build new multifamily housing, increased supply places downward pressure on rents regardless of whether housing providers use market analysis software. This real-world market experience strongly undercuts the claim that pricing software itself is responsible for rising rents.

The ordinance specifically targets the use of “non-public competitor data,” yet notably fails to define that critical term. This omission creates substantial ambiguity for housing providers, software companies, the marketplace, generally, and even the City of Rockville. Regulated parties should not be left to speculate about what information may or may not be prohibited, particularly where violations

could carry significant legal or financial consequences. The absence of a clear definition raises serious concerns regarding enforceability, consistency, and due process.

Moreover, in practice, the ordinance appears directed at the use of actual lease transaction data — the rents achieved in executed leases. When combined with publicly available asking rents and broader market information, this data provides housing providers with a more accurate understanding of prevailing market conditions. Actual lease transaction data allows operators to make more rational and calibrated pricing decisions based on real market performance rather than incomplete or outdated information.

Importantly, the use of market data to inform pricing decisions is common and lawful across virtually every sector of the economy. Similar analytical tools are widely used in industries ranging from hospitality and airlines to retail and commercial real estate. Prohibiting the use of certain categories of market information in housing operations would create an inconsistent regulatory framework that singles out one industry without evidence that such restrictions would improve affordability outcomes.

I respectfully urge the City Council to reject the proposed ordinance as it unintentionally limits tools that improve market transparency and efficiency, while failing to address the underlying drivers of high housing costs, such as limited supply. I welcome the opportunity to discuss these issues further and would be happy to provide additional information at the Council's request.

Respectfully submitted,

Mike Semko
Senior Vice President
RealPage, Inc.

Landlord-Tenant Feedback Survey

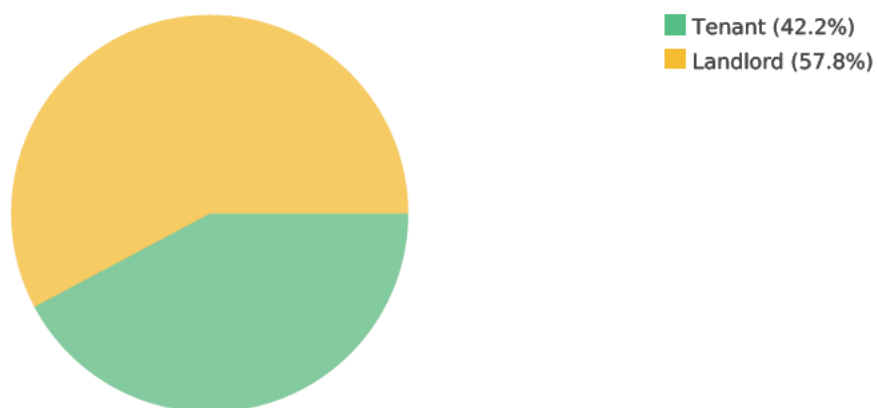
SURVEY RESPONSE REPORT

22 March 2021 - 15 June 2026

PROJECT NAME:

Landlord-Tenant Code Rewrite

Q1. Are you a landlord or tenant?

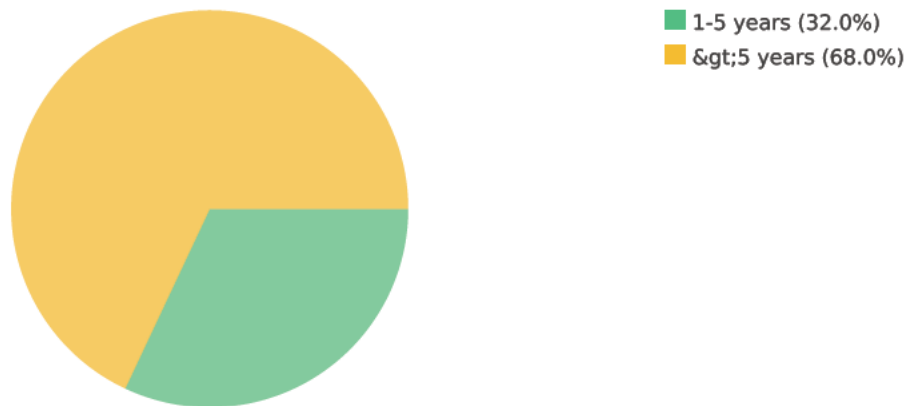


Question options	responses	%
● Tenant	19	42.2
● Landlord	26	57.8

45 responses · 0 skipped

Question type : Radio Button Question

Q2. How long have you been a landlord in the City of Rockville?

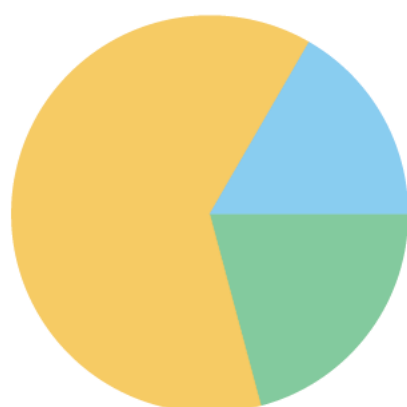


Question options	responses	%
1-5 years	8	32.0
>5 years	17	68.0
<1 year	0	0.0

Optional question · 25 responses · 20 skipped

Question type : Radio Button Question

Q3. How would you rate your familiarity with your rights and responsibilities as a landlord, per city code?



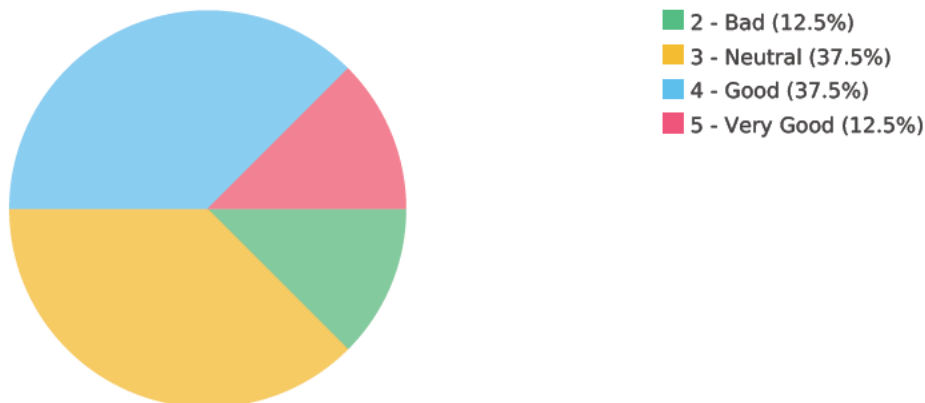
■ 2 - A little familiar (20.8%)
■ 3 - Pretty knowledg... (62.5%)
■ 4 - Extremely well-... (16.7%)

Question options	responses	%
● 2 - A little familiar	5	20.8
● 3 - Pretty knowledgeable	15	62.5
● 4 - Extremely well-informed	4	16.7
● 1 - Not familiar at all	0	0.0

Optional question · 24 responses · 21 skipped

Question type : Dropdown Question

Q4. How would you rate your experience as a landlord in Rockville?



Question options	responses	%
2 - Bad	3	12.5
3 - Neutral	9	37.5
4 - Good	9	37.5
5 - Very Good	3	12.5
1 - Very Bad	0	0.0

Optional question · 24 responses · 21 skipped
Question type : Dropdown Question

Q5. What are the top three challenges you face as a landlord?

Kstowell 5/20/2025 10:19 AM	The inspection fee is high (several hundred dollars). Montgomery county offers a template for a lease and much greater resources online for first time landlords.
Tmason3 5/20/2025 10:25 AM	Changes to the rental license and requirements
Thepank25 5/20/2025 10:31 AM	Lead inspections on each new tenant instead of just set number of years Requirements on older homes. If updated for existing tenants, how do we expand rent
Cticocroft 5/21/2025 11:27 AM	
Rjandreoli89 5/26/2025 08:37 PM	
Cmadden 5/27/2025 03:33 PM	
Keahlello 5/28/2025 11:11 AM	
DickSt 5/30/2025 01:36 PM	Tenants who damage properties; tenants who don't follow lease terms and conditions; tenants who think a City office will support them if they damage property
Watsoa 6/08/2025 12:36 PM	
Tino 6/26/2025 06:20 AM	
Anonymous 7/08/2025 07:19 AM	
Anonymous 7/09/2025 06:32 AM	Not being allowed to offer short tem rentals in my home where I also live.
Anonymous 7/10/2025 07:57 AM	
Anonymous 7/10/2025 05:34 PM	
Anonymous 7/17/2025 11:01 AM	
Anonymous 7/19/2025 04:13 AM	
Anonymous 8/24/2025 03:10 PM	
Anonymous 8/25/2025 02:24 PM	
Anonymous 11/03/2025 03:40 AM	

Anonymous

11/29/2025 06:39 AM

Anonymous

12/07/2025 02:55 PM

Anonymous

2/17/2026 04:35 PM

Irregular inspections; tenants who do not understand or accept their responsibilities; damage done to units, without concern from tenants

Anonymous

2/23/2026 05:32 AM

Anonymous

3/25/2026 05:09 PM

Anonymous

3/26/2026 01:39 PM

Property taxes are challenging the profitability of providing property for rent to those in need.

Anonymous

3/26/2026 01:41 PM

Anonymous

3/26/2026 01:51 PM

Having to do inspections every couple years because either I am away or the tenant is unavailable. If we have checked the boxes to be certified lead free and are all above board could you please find another way to make sure we are in compliance? The inspections don't seem necessary especially if the landlord also has insurance and must provide proof the house is properly maintained.

Anonymous

3/26/2026 02:42 PM

The HOA management Co. Woodmont Springs, property maintenance/management, and budget management; as well as the community rules

Anonymous

3/26/2026 02:47 PM

Options when a tenant does not pay their monthly payment.

Anonymous

3/26/2026 03:02 PM

1. Landlord friendly regulatory body. The city of Rockville Landlord and Tenant affairs relays on Montgomery County. An organization tenant biased
2. Recuparate damages to the property by tenants due to the high cost of material and labor
3. Continue rising cost of maintaining properties such as taxes, insurance, replacement items.

Anonymous

3/26/2026 06:15 PM

-When a tenant loses his//her income and do not inform landlord in time
- keeping up to date with rules I.e. I.e. rental license, , yearly MDE regulation and compliance,

Anonymous 3/26/2026 06:25 PM	1. Bedbugs/roaches, 2. rising costs overall, and 3. difficulty with the bureaucracy and inefficiency of Rockville Housing Enterprises. 1. Our tenant is doing better at keeping a clean house, but it has been a very expensive and frustrating year constantly teaching her how to keep the place sanitary, for her family's health and to avoid HOA fines for trash, recycling, and other offenses. We have had to dun her for the bedbug inspection; the mitigation we paid for (she is Section 8 and couldn't afford it herself). Oof. 2. Because of upkeep/rising costs of every kind plus vermin mitigation, our CPA says we made no money from our rental property last year. Zero. 3. This is our longest-term problem. RHE is short-staffed, has high turnover, gives contradictory information, and is generally a pain to deal with. After giving us wrong information for years about smoke-alarm requirements, RHE gave us less than 24 hours to replace our alarms with new ones after we failed an inspection we had previously (erroneously) "passed" several times. We don't feel we can trust this agency and certainly not for anything timely.
Anonymous 3/26/2026 06:49 PM	DEALING WITH THE UNFAIR ROCKVILLE COURT SYSTEM JUDGES AND PROCESS. DEALING WITH THE UNFAIR LANDLORD TENANT LAWS WHICH ARE SKEWED TOWARDS ONLY HELPING LANDLORDS. DEALING WITH THE FACT THAT THE PATHETIC MONTGOMERY ELECTED LEADERS DO NOTHING TO DEAL WITH AFFORDABLE HOUSING AND INSTEAD JUST MAKE IT EASY FOR TENANTS TO RIP OFF LANDLORDS BY NOT PAYING THEIR RENTS AND USING THE LEGAL SYSTEM TO CONTINUE LIVING IN PROPERTIES AND NOT PAY.
Anonymous 3/26/2026 07:48 PM	Finding good tenants
Anonymous 3/27/2026 04:10 AM	1. Tenants maintaining both the interior and exterior of the property as per the terms of the lease. 2. Had one tenant who, it turns out, abused the Emotional Support Animal clause. I agreed to the initial 2 dogs, but she registered a third dog. This would have been messy, but I decided to sell after 10 years of owning that property.
Anonymous 3/27/2026 07:12 AM	Repetitive and unnecessary lead testing, excessive HOA fees, leading to diminishing profitability %.
Anonymous 3/27/2026 11:16 AM	1. upkeep of house and property by tenant 2. Current rent lower than other available housing difficulty in raising rent beyond limitations in city of Rockville.
Anonymous 3/28/2026 06:26 PM	Unclear of all the regulations, inspections, etc.
Anonymous 3/29/2026 11:48 AM	High cost of maintenance and management, appliances broke too often.
Anonymous 3/30/2026 12:08 PM	I will say for me is the property taxes that it been increased every year . Everything else I have a really good tenant living there for more the 18 or 19 years it's really hard for tenants and landlord to afford all the increases
Anonymous 4/02/2026 09:17 AM	Cumbersome inspection and lead base pint inspections

Anonymous

4/02/2026 06:06 PM

Anonymous

4/03/2026 06:33 AM

Anonymous

4/07/2026 02:23 PM

Getting rent paid on time.

Trying to comply with too many city/county ordinances.

Costs of being a landlord.

Anonymous

4/14/2026 08:30 AM

I would appreciate it if the 2-year inspection schedule could be changed from every 2 years to every 5 years.

Optional question · 24 responses · 21 skipped

Question type : Essay Question

Q6. If you own properties elsewhere, what differences have you noticed between those jurisdictions and Rockville?

Kstowell	N/a
5/20/2025 10:19 AM	
Tmason3	The Rental License requirement
5/20/2025 10:25 AM	
Thepank25	N/a
5/20/2025 10:31 AM	
Cticocroft	
5/21/2025 11:27 AM	
Rjandreoli89	
5/26/2025 08:37 PM	
Cmadden	
5/27/2025 03:33 PM	
Keahlello	
5/28/2025 11:11 AM	
DickSt	More regular property inspections in Rockville, with OK experience;
5/30/2025 01:36 PM	
Watsoa	
6/08/2025 12:36 PM	
Tino	
6/26/2025 06:20 AM	
Anonymous	
7/08/2025 07:19 AM	
Anonymous	I only own one property and rent out a portion of it while living in the rest.
7/09/2025 06:32 AM	
Anonymous	
7/10/2025 07:57 AM	
Anonymous	
7/10/2025 05:34 PM	
Anonymous	
7/17/2025 11:01 AM	
Anonymous	
7/19/2025 04:13 AM	
Anonymous	
8/24/2025 03:10 PM	
Anonymous	
8/25/2025 02:24 PM	
Anonymous	
11/03/2025 03:40 AM	
Anonymous	
11/29/2025 06:39 AM	

Anonymous 12/07/2025 02:55 PM	
Anonymous 2/17/2026 04:35 PM	Cost of permit which does not exist in other counties
Anonymous 2/23/2026 05:32 AM	
Anonymous 3/25/2026 05:09 PM	
Anonymous 3/26/2026 01:39 PM	
Anonymous 3/26/2026 01:41 PM	
Anonymous 3/26/2026 01:51 PM	Those other jurisdictions don't require an inspection every 2 years.
Anonymous 3/26/2026 02:42 PM	Rockville is more supportive, and the licensing process is clearer and more user-friendly; The cost of HOA fees in Rockville has increased over 100% since 2019; Safety has declined in Rockville over the last few years.
Anonymous 3/26/2026 02:47 PM	N/A
Anonymous 3/26/2026 03:02 PM	Rockville as well as MC are biased towards Tenants. Landlords do not receive the support needed to maintaining a decent rental market in the city
Anonymous 3/26/2026 06:15 PM	I own properties in Florida. The insurance coverage and shopping for insurance has been challenging and exhausting.
Anonymous 3/26/2026 06:25 PM	Nope, one property.
Anonymous 3/26/2026 06:49 PM	FRANKLY, UNLESS YOU ARE IN A REPUBLICAN STATE, THE CARDS ARE STACKED AGAINST LANDLORDS. I AM SERIOUSLY THINKING OF SELLING MY PORTFOLIO AND BUYING PROPERTIES IN ALABAMA.
Anonymous 3/26/2026 07:48 PM	An extreme number of rent assisted tenants in Rockville
Anonymous 3/27/2026 04:10 AM	N/A
Anonymous 3/27/2026 07:12 AM	All other properties I own have much better profitability %
Anonymous 3/27/2026 11:16 AM	N/A
Anonymous 3/28/2026 06:26 PM	Different inspections, regulations, etc. than the rest of Montgomery County
Anonymous 3/29/2026 11:48 AM	Parking is more readily available in Rockville
Anonymous 3/30/2026 12:08 PM	I will say that city of Rockville is more strict because they inspect inside and outside the house , but for me it's really good to keep the house in outstanding condition

Landlord-Tenant Feedback Survey : Survey Report for 22 March 2021 to 15 June 2026

Anonymous 4/02/2026 09:17 AM	Far fewer restrictions in North Carolina where we own beach rental property
Anonymous 4/02/2026 06:06 PM	
Anonymous 4/03/2026 06:33 AM	
Anonymous 4/07/2026 02:23 PM	Rockville is over regulated.
Anonymous 4/14/2026 08:30 AM	Montgomery County does not require inspections when the rental license is renewed.

Optional question · 23 responses · 22 skipped

Question type : Essay Question

Q7. What data/information would be the most helpful for you to see on a public dashboard of rental properties?

Kstowell 5/20/2025 10:19 AM	Please offer more resources for Rockville landlords similar to what Montgomery County does
Tmason3 5/20/2025 10:25 AM	Not sure
Thepank25 5/20/2025 10:31 AM	Percent of tenants who are delinquent Percent of tenants who transition into squatters Percent of squatters that resolve into successful evictions
Cticocroft 5/21/2025 11:27 AM	
Rjandreoli89 5/26/2025 08:37 PM	
Cmadden 5/27/2025 03:33 PM	
Keahlello 5/28/2025 11:11 AM	
DickSt 5/30/2025 01:36 PM	Number of Single Family, Townhomes and condo/apartment rentals
Watsoa 6/08/2025 12:36 PM	
Tino 6/26/2025 06:20 AM	
Anonymous 7/08/2025 07:19 AM	
Anonymous 7/09/2025 06:32 AM	Requirements I still need to fulfill or are about to expire.
Anonymous 7/10/2025 07:57 AM	
Anonymous 7/10/2025 05:34 PM	
Anonymous 7/17/2025 11:01 AM	
Anonymous 7/19/2025 04:13 AM	
Anonymous 8/24/2025 03:10 PM	
Anonymous 8/25/2025 02:24 PM	
Anonymous 11/03/2025 03:40 AM	
Anonymous 11/29/2025 06:39 AM	

Anonymous 12/07/2025 02:55 PM	
Anonymous 2/17/2026 04:35 PM	Total number of units in each category, SFH, Townhome, 1-3 story apt, and 4 + story buildings
Anonymous 2/23/2026 05:32 AM	
Anonymous 3/25/2026 05:09 PM	
Anonymous 3/26/2026 01:39 PM	Easily accessible list of all documents and lease requirements that must be provided in and with a residential lease.
Anonymous 3/26/2026 01:41 PM	
Anonymous 3/26/2026 01:51 PM	
Anonymous 3/26/2026 02:42 PM	Guidelines to help license applicants on how to meet the requirements to get approval.
Anonymous 3/26/2026 02:47 PM	
Anonymous 3/26/2026 03:02 PM	Actual carrying cost of properties such as taxes, insurance, occupancy rate. Information is needed for landlords to justify rental amounts
Anonymous 3/26/2026 06:15 PM	I would appreciate to see All important obligations by landlord and tenant incl. link Specific important rules, incl. link Tel numbers and emails to reach out for assistance
Anonymous 3/26/2026 06:25 PM	Sorry, don't understand -- what is a public dashboard of rental properties? Something prospective tenants look up?
Anonymous 3/26/2026 06:49 PM	TENANTS ALREADY HAVE MANY INFORMATIONAL ADVANTAGES. THEY DON'T NEED ANYMORE.
Anonymous 3/26/2026 07:48 PM	
Anonymous 3/27/2026 04:10 AM	A cheat-sheet for both landlords and tenants on what the protections are.
Anonymous 3/27/2026 07:12 AM	Nothing comes to mind
Anonymous 3/27/2026 11:16 AM	
Anonymous 3/28/2026 06:26 PM	
Anonymous 3/29/2026 11:48 AM	Changes in codes. market trends.
Anonymous 3/30/2026 12:08 PM	Helpful will be more more assistance in Spanish language for landlord and tenants

Anonymous

4/02/2026 09:17 AM

Anonymous

4/02/2026 06:06 PM

Anonymous

4/03/2026 06:33 AM

Anonymous

4/07/2026 02:23 PM

What is a "public dashboard?" Are referring to rental data, or delinquency data, or inspections? Every rental is unique based upon: neighborhood, size, location, amenities, etc. Perhaps the best info for us would be per cost/sq. ft., rents per cost/sq. ft., and average/median rent increases from year to year.

Anonymous

4/14/2026 08:30 AM

The rental properties in a neighborhood or vicinity.

Optional question · 18 responses · 27 skipped

Question type : Essay Question

Q8. Do you have any other feedback about what may be beneficial to remove, add, or change in the city's landlord-tenant code?

Kstowell

5/20/2025 10:19 AM

Tmason3

Not sure yet

5/20/2025 10:25 AM

Thepank25

5/20/2025 10:31 AM

Cticocroft

5/21/2025 11:27 AM

Rjandreoli89

5/26/2025 08:37 PM

Cmadden

5/27/2025 03:33 PM

Keahlello

5/28/2025 11:11 AM

DickSt

Continue with Clear, and easy to find listing of landlord and tenant responsibilities and laws

5/30/2025 01:36 PM

Watsoa

6/08/2025 12:36 PM

Tino

6/26/2025 06:20 AM

Anonymous

7/08/2025 07:19 AM

Anonymous

7/09/2025 06:32 AM

Anonymous

7/10/2025 07:57 AM

Anonymous

7/10/2025 05:34 PM

Anonymous

7/17/2025 11:01 AM

Anonymous

7/19/2025 04:13 AM

Anonymous

8/24/2025 03:10 PM

Anonymous

8/25/2025 02:24 PM

Anonymous

11/03/2025 03:40 AM

Anonymous

11/29/2025 06:39 AM

Anonymous

12/07/2025 02:55 PM

Anonymous

2/17/2026 04:35 PM

Allow self reporting for things like placement of fire/CO2 alarms with photography

Anonymous

2/23/2026 05:32 AM

Anonymous

3/25/2026 05:09 PM

Anonymous

3/26/2026 01:39 PM

Make it far easier and faster for landlords to evict, when we are clearly being taken advantage of by a non paying tenant. Squatters rights needs to be removed from law. Most landlords are individuals who pay a mortgage and that mortgage should be covered by monthly rent - the idea that we are somehow "robberbarrons" is ridiculous.

Anonymous

3/26/2026 01:41 PM

Anonymous

3/26/2026 01:51 PM

Let landlords provide proof of whatever the city of Rockville needs in place of an inspection. Insurance companies require proof for various items like a security system, sprinklers etc and you simply need to email them and they add it to your file. The inspections are unnecessary in my history as a landlord on top of the fees and testing like Radon that is performed routinely anyhow to make sure conditions are above satisfactory for my tenants.

Anonymous

3/26/2026 02:42 PM

Even though I support regulating rent increases to keep the city rent affordable, and considering the aging state of many properties in the city, I think city should add stipulations allowing landlords to charge their tenants for regular wear and tear maintenance/repair costs or adding it to the monthly rent.

Anonymous

3/26/2026 02:47 PM

Anonymous

3/26/2026 03:02 PM

The city of Rockville needs to level the playing field allowing more landlord representation and more landlord friendly codes

Anonymous

3/26/2026 06:15 PM

Anonymous

3/26/2026 06:25 PM

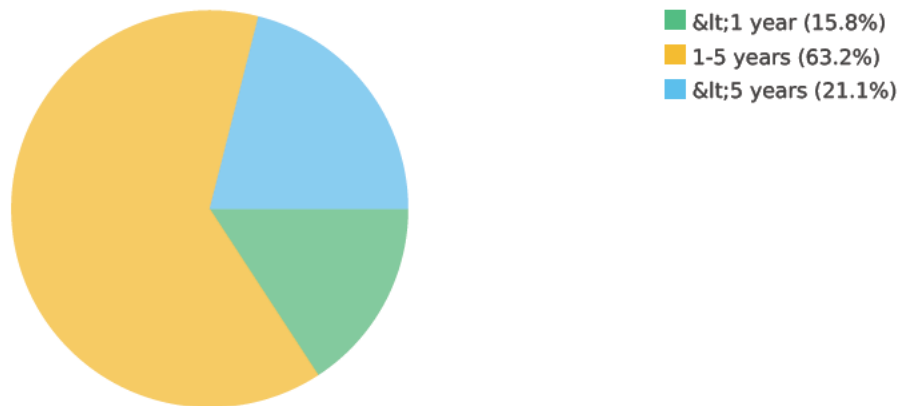
I would NOT want to be locked into a two-year lease. It sounds convenient -- but if we, as one-property landlords, had a less cooperative, amenable tenant who still caused as much trouble as this one, we would definitely want the option of eviction that a two-year lease would not allow us. (Fortunately, as a Section 8 landlord for the time being, we are not allowed to offer a two-year lease.)

Anonymous 3/26/2026 06:49 PM	YES. I WOULD DO AWAY WITH THE SELF HELP CENTER AT THE LANDLORD TENANT COURT. THEY ARE COMPLETELY BIASED TOWARDS TENANTS! THEY ARE RUDE AND OBNOXIOUS TO LANDLORDS. I WOULD FIRE ALL OF THEM. AND REGARDING ANY CODE, YOU NEED TO MAKE IT EASIER TO EVICT TENANTS!! THEY ARE ABUSING THE SYSTEM TO THEIR ADVANTAGE. THEN THEY ARE ABLE TO LITERALLY WALK AWAY WITHOUT PAYING AND LEAVING THE LANDLORDS WITH BIG DEBT. IT IS SOOO UNFAIR. THE LEGAL PROCESS IS ALSO A JOKE!! WHY DO WE HAVE TO WAIT 10 GODAMM DAYS TO FILE A FAILURE TO PAY RENT??!!!! THEY OWE MONEY NOW!!! YOU ARE NOT TEACHING THESE PEOPLE TO BE RESPONSIBLE TENANTS. WHEN THEY DON'T PAY THEIR RENT THEY SHOULD BE TREATED LIKE CRIMINALS WHO STEAL!! IT IS OUTRAGEOUS WHAT THIS COUNTY AND CITY ALLOW THEM TO GET AWAY WITH.
Anonymous 3/26/2026 07:48 PM	
Anonymous 3/27/2026 04:10 AM	There is some confusion on when to go to State code, when to go to County code and when City code applies.
Anonymous 3/27/2026 07:12 AM	No
Anonymous 3/27/2026 11:16 AM	Remove rent cap limitations
Anonymous 3/28/2026 06:26 PM	
Anonymous 3/29/2026 11:48 AM	
Anonymous 3/30/2026 12:08 PM	
Anonymous 4/02/2026 09:17 AM	
Anonymous 4/02/2026 06:06 PM	
Anonymous 4/03/2026 06:33 AM	
Anonymous 4/07/2026 02:23 PM	Both the city and MoCo have made it difficult to be a landlord. We are no longer buying properties to rent in MoCo because of its anti-landlord attitude. Over regulated for: rent controls, licensing, required inspections, and "tenant rights" vs landlord rights.
Anonymous 4/14/2026 08:30 AM	N/A.

Optional question · 14 responses · 31 skipped

Question type : Essay Question

Q9. How long have you been a renter in the City of Rockville?



Question options	responses	%
● <1 year	3	15.8
● 1-5 years	12	63.2
● >5 years	4	21.1

Optional question · 19 responses · 26 skipped

Question type : Radio Button Question

Q10. What are the top three challenges you face as a renter?

Kstowell

5/20/2025 10:19 AM

Tmason3

5/20/2025 10:25 AM

Thepank25

5/20/2025 10:31 AM

Cticocroft

5/21/2025 11:27 AM

Rjandreoli89

5/26/2025 08:37 PM

Cmadden

5/27/2025 03:33 PM

Keahlello

5/28/2025 11:11 AM

DickSt

5/30/2025 01:36 PM

Watsoa

6/08/2025 12:36 PM

Tino

6/26/2025 06:20 AM

Anonymous

7/08/2025 07:19 AM

Anonymous

7/09/2025 06:32 AM

Anonymous

7/10/2025 07:57 AM

Anonymous

7/10/2025 05:34 PM

Anonymous

7/17/2025 11:01 AM

Anonymous

7/19/2025 04:13 AM

Yearly Rent Increases as a 75 year old senior living on a fixed income

Affordability, power during lease renewals/negotiations, flexibility with corporate landlords

High Rent

Rent is too high.
available places
community building

Unpredictable rent increases, difficulty with getting landlords to address problems with the property or grounds. Lack of transparency of fees.

Timely repairs.

Disruptive residents on my floor, smoking pot and playing loud music
I'd rather be paying a mortgage than rent
There's not enough affordable housing - less than 60% AMI

1.Rules enacted by Montgomery County not having to be followed by buildings in the city of Rockville
2. Building management not fulfilling their obligations when it comes to timely repairs
3. Frustration with needing to leave a lease early and no lease buyout rules existing

Timely Repairs for what is considered "Non-essential" (such as air conditioning)

Landlord not dealing with inconsiderate other renters

Landlord not enforcing lease to other tenants (re: non-smoking)

Landlord abuse especially for vulnerable tenants such as on housing voucher , minorities and disabled .

Fees that are not part of the lease and stealing from renters .

Ridiculous rental increases at least renewal .

Anonymous 8/24/2025 03:10 PM	Poor communication from apartment complex No mention of unique situation in landlord-tenant handbook Poor management at apartment complex
Anonymous 8/25/2025 02:24 PM	1. Price of rent has gone through the roof and 2. finding MPDU units is almost impossible. 3. Finding landlords that absorb the cost of reasonable accomedations that are technically improvements to the unit.
Anonymous 11/03/2025 03:40 AM	Unreasonable rent increase 12% . Big companies which own multiple properties often have lawyer presence - almost always strong arm tenants to sign for higher percentage - I tried city's help in the past and was told that should we go that route, their lawyer will ensure that we will be thrown out due to violation of lease (without saying any specifics), and we will run out of money for defending. All lawyers' changes will be on tenant and they will also ensure that tenants will not get good recommendation. When reminding city's guidelines - often was told that city's guidelines are not law. They increased my rent during COVID from 7 to 12% and consistent then after.
Anonymous 11/29/2025 06:39 AM	1. Insecurity regarding how much the landlord may increase our rent. 2. Unresponsive management. 3. Management is neglectful of common spaces.
Anonymous 12/07/2025 02:55 PM	Unreasonable annual increases Outdated maintenance
Anonymous 2/17/2026 04:35 PM	
Anonymous 2/23/2026 05:32 AM	Cost, being new to the area the difference between what the City of Rockville oversees vs Montgomery County, renewal increases
Anonymous 3/25/2026 05:09 PM	Affordability Building maintenance Management responsiveness
Anonymous 3/26/2026 01:39 PM	
Anonymous 3/26/2026 01:41 PM	
Anonymous 3/26/2026 01:51 PM	
Anonymous 3/26/2026 02:42 PM	
Anonymous 3/26/2026 02:47 PM	
Anonymous 3/26/2026 03:02 PM	
Anonymous 3/26/2026 06:15 PM	
Anonymous 3/26/2026 06:25 PM	
Anonymous 3/26/2026 06:49 PM	

Anonymous

3/26/2026 07:48 PM

Anonymous

3/27/2026 04:10 AM

Anonymous

3/27/2026 07:12 AM

Anonymous

3/27/2026 11:16 AM

Anonymous

3/28/2026 06:26 PM

Anonymous

3/29/2026 11:48 AM

Anonymous

3/30/2026 12:08 PM

Anonymous

4/02/2026 09:17 AM

Anonymous

4/02/2026 06:06 PM

1. Waiting with baited breath to see how much my rent will increase at the next lease renewal.
2. Trying to make sense of the ever growing pile of virtue signaling nonsense that the City/County/State foists on my landlord and myself.
3. Maintaining my sanity while reading about excited local politicians pushing more and more foolish ideas like rent control, etc.

Anonymous

4/03/2026 06:33 AM

Anonymous

4/07/2026 02:23 PM

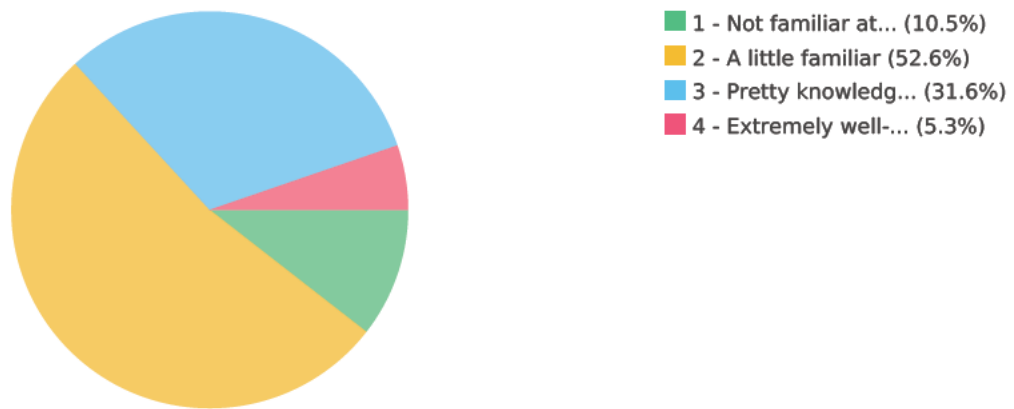
Anonymous

4/14/2026 08:30 AM

Optional question · 18 responses · 27 skipped

Question type : Essay Question

Q11. How would you rate your familiarity with your rights and responsibilities as a tenant, per city code?

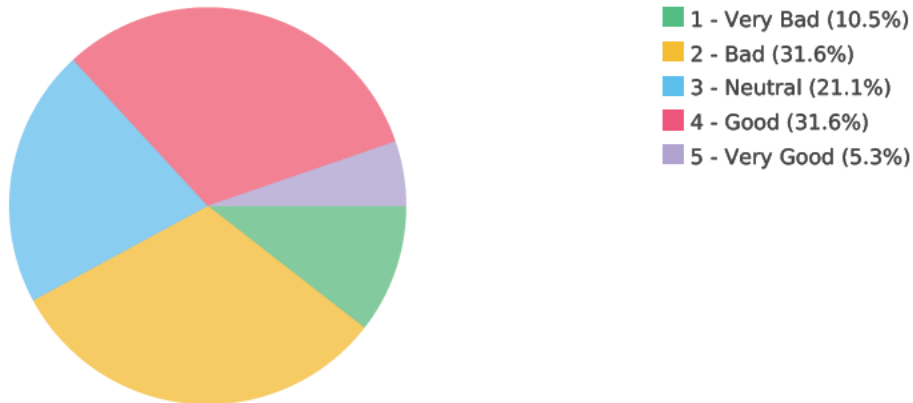


Question options	responses	%
1 - Not familiar at all	2	10.5
2 - A little familiar	10	52.6
3 - Pretty knowledgeable	6	31.6
4 - Extremely well-informed	1	5.3

Optional question · 19 responses · 26 skipped

Question type : Dropdown Question

Q12. How would you rate your experience as a tenant in the City of Rockville?



Question options	responses	%
1 - Very Bad	2	10.5
2 - Bad	6	31.6
3 - Neutral	4	21.1
4 - Good	6	31.6
5 - Very Good	1	5.3

Optional question · 19 responses · 26 skipped

Question type : Dropdown Question

Q13. If you've rented in other jurisdictions, what differences have you noticed between those jurisdictions and Rockville?

Kstowell

5/20/2025 10:19 AM

Tmason3

5/20/2025 10:25 AM

Thepank25

5/20/2025 10:31 AM

Cticocroft

N/a

5/21/2025 11:27 AM

Rjandreoli89

5/26/2025 08:37 PM

Other jurisdictions have Enforcement of rent increases, more specifics about what landlords are responsible for, especially larger landlords, and a place for tenants to reliably reach out with complaints such that landlords are motivated to work with them

Cmadden

5/27/2025 03:33 PM

The amount that my rent is allowed to go up

Keahllelo

5/28/2025 11:11 AM

I have rented out of state. I am not sure what you mean by jurisdiction, city, county, or state.

DickSt

5/30/2025 01:36 PM

Watsoa

6/08/2025 12:36 PM

Not much

It depends on the individual property. Some landlords are better than others but it is really hard if you get stuck with a bad one.

Tino

6/26/2025 06:20 AM

Anonymous

7/08/2025 07:19 AM

I like that Rockville is proactively educating both Landlords and Tenants about their rights.

Anonymous

7/09/2025 06:32 AM

Anonymous

7/10/2025 07:57 AM

Na

Anonymous

7/10/2025 05:34 PM

N/A in Maryland

Anonymous

7/17/2025 11:01 AM

Making functional air condition a landlord requirement (like the rest of Montgomery County)

Anonymous

7/19/2025 04:13 AM

Rockville is corrupt . Landlords are not required to fix things in a timely manner at all even life threatening repairs such as air conditioning.

Anonymous

8/24/2025 03:10 PM

NA

Anonymous

8/25/2025 02:24 PM

N/A

Anonymous 11/03/2025 03:40 AM	Rent increase is much more stable and predictable - between 2-3% or maximum 5%. Often county and city's legal framework required them to have capped - and THEY ALL FOLLOW and do not ignore. I don't think Rockville's code is so serious as it often don't needs to be FOLLOWED. People are moving out of ROCKVILLE. And last time - when out company asked to open a new location - I strongly proposed to move to somewhere that provide legal protection for tenant and have less rent. We opened that location with 340 staff - out of ROCKVILLE.
Anonymous 11/29/2025 06:39 AM	Rockville has no binding rent stabilization.
Anonymous 12/07/2025 02:55 PM	Rent stabilization
Anonymous 2/17/2026 04:35 PM	
Anonymous 2/23/2026 05:32 AM	I have rented in East Lansing, Michigan and Austin, Texas (within city boundaries). I was required to move here to keep my federal job and am shocked at how the City of Rockville favors landlords over tenant rights. Particularly, if I enter a two-year contract with my landlord, they should not have the ability to increase my rent in month 13. This could be okay if there is a clause in the agreement stating that the increase would not be above X, but it doesn't make sense for me to commit to a two year lease without knowing what the rent increase will be in year 2. I fully believe Sec. 18-147(e) should be removed or edited to protect good tenants. I have never experienced an increase in rent that was over 10% in one year. The sneaky way my landlord did this was they offered me a discount to move into my unit, but the kept the base rent the same (see below a made up example). This is a different form of price gauging with no legal ramifications. Base rent with discount: \$1850 Actual base rent: \$2000 Time at renewal, I'm told my increase is only 4%. However, my renewal notice says my new base rent is \$2080. My new rent of \$2080 is actually 12.4% over what I was paying my first year. Lastly, when I lived in the City of Austin, they had a generous clause in their leases that for a very small penalty, the lease could be broken if you were buying a house/condo/townhome. I do not see that protection available in the City of Rockville.
Anonymous 3/25/2026 05:09 PM	Other jurisdictions I've lived in had rent stabilization and I was less concerned with how much my rent might increase year over year. We also had far less issues with our rentals' management teams.
Anonymous 3/26/2026 01:39 PM	
Anonymous 3/26/2026 01:41 PM	

Anonymous

3/26/2026 01:51 PM

Anonymous

3/26/2026 02:42 PM

Anonymous

3/26/2026 02:47 PM

Anonymous

3/26/2026 03:02 PM

Anonymous

3/26/2026 06:15 PM

Anonymous

3/26/2026 06:25 PM

Anonymous

3/26/2026 06:49 PM

Anonymous

3/26/2026 07:48 PM

Anonymous

3/27/2026 04:10 AM

Anonymous

3/27/2026 07:12 AM

Anonymous

3/27/2026 11:16 AM

Anonymous

3/28/2026 06:26 PM

Anonymous

3/29/2026 11:48 AM

Anonymous

3/30/2026 12:08 PM

Anonymous

4/02/2026 09:17 AM

Anonymous

4/02/2026 06:06 PM

Anonymous

4/03/2026 06:33 AM

Anonymous

4/07/2026 02:23 PM

Anonymous

4/14/2026 08:30 AM

Optional question · 17 responses · 28 skipped

Question type : Essay Question

Q14. What data/information would be the most helpful for you to see on a public dashboard of rental properties?

Kstowell

5/20/2025 10:19 AM

Tmason3

5/20/2025 10:25 AM

Thepank25

5/20/2025 10:31 AM

Cticocroft

5/21/2025 11:27 AM

Rjandreoli89

5/26/2025 08:37 PM

Information currently displayed is acceptable

Rent increases over previous years for returning tenants, number of complaints filed and type, number/percentage of vacant units on average per month, accessibility concerns (for example, number of elevators/number of elevators out of service)

Cmadden

5/27/2025 03:33 PM

How high each landlord is increasing their rent when they renew a lease

Keahlello

5/28/2025 11:11 AM

Rental rate, Average rate of increase, Complaints filed about properties, % of families in units/area, date of last inspection, results of last inspection,

DickSt

5/30/2025 01:36 PM

Watsoa

6/08/2025 12:36 PM

Number of complaints logged by tenants and a city report of grounds and propty inspections. Also clarity of all fees.

Tino

6/26/2025 06:20 AM

Anonymous

7/08/2025 07:19 AM

Anonymous

7/09/2025 06:32 AM

Anonymous

7/10/2025 07:57 AM

I would like to see the names of properties and slum landlords with chronic code violations published for all to see.

Anonymous

7/10/2025 05:34 PM

Lease buyout information

Rent

How many times cited for nuisance alarms

How many low income apartments in the complex

Average rental Increases across the city by dwelling type

Anonymous

7/17/2025 11:01 AM

Anonymous

7/19/2025 04:13 AM

Comparable rental rates . Security deposits most jurisdiction have competitive rental markets. Rockville is a monopoly . Also where money that is funded for low income tax credit properties go .

Anonymous

8/24/2025 03:10 PM

NA

Anonymous

8/25/2025 02:24 PM

What MPDU units are available and if they require tenant to pay for reasonable accommodations.

Anonymous 11/03/2025 03:40 AM	Each property's rent increase. Require each big management companies to stay consistent across all tenants. Make mandate to
Anonymous 11/29/2025 06:39 AM	Average rent increase year over year.
Anonymous 12/07/2025 02:55 PM	Cost for renewal
Anonymous 2/17/2026 04:35 PM	
Anonymous 2/23/2026 05:32 AM	I think using the data the City and Montgomery County collect as a comparison would be helpful. While landlords do not listen to reasoning when it comes to data and lease renewals, it's helpful to decide if I'm going to move or tolerate the rent increase.
Anonymous 3/25/2026 05:09 PM	Average rent increase year over year.
Anonymous 3/26/2026 01:39 PM	
Anonymous 3/26/2026 01:41 PM	
Anonymous 3/26/2026 01:51 PM	
Anonymous 3/26/2026 02:42 PM	
Anonymous 3/26/2026 02:47 PM	
Anonymous 3/26/2026 03:02 PM	
Anonymous 3/26/2026 06:15 PM	
Anonymous 3/26/2026 06:25 PM	
Anonymous 3/26/2026 06:49 PM	
Anonymous 3/26/2026 07:48 PM	
Anonymous 3/27/2026 04:10 AM	
Anonymous 3/27/2026 07:12 AM	
Anonymous 3/27/2026 11:16 AM	
Anonymous 3/28/2026 06:26 PM	

Anonymous

3/29/2026 11:48 AM

Anonymous

3/30/2026 12:08 PM

Anonymous

4/02/2026 09:17 AM

Anonymous

4/02/2026 06:06 PM

Anonymous

4/03/2026 06:33 AM

Anonymous

4/07/2026 02:23 PM

Anonymous

4/14/2026 08:30 AM

Optional question · 16 responses · 29 skipped

Question type : Essay Question

Q15. What percentage was your last rent increase?

Kstowell

5/20/2025 10:19 AM

Tmason3

5/20/2025 10:25 AM

Thepank25

5/20/2025 10:31 AM

Cticocroft

5/21/2025 11:27 AM

Rjandreoli89

5/26/2025 08:37 PM

Cmadden

5/27/2025 03:33 PM

Keahlello

5/28/2025 11:11 AM

DickSt

5/30/2025 01:36 PM

Watsoa

6/08/2025 12:36 PM

Tino

6/26/2025 06:20 AM

Anonymous

3

7/08/2025 07:19 AM

Anonymous

7/09/2025 06:32 AM

Anonymous

3

7/10/2025 07:57 AM

Anonymous

2

7/10/2025 05:34 PM

Anonymous

5

7/17/2025 11:01 AM

Anonymous

7/19/2025 04:13 AM

Anonymous

8/24/2025 03:10 PM

Anonymous

13

8/25/2025 02:24 PM

Anonymous

12

11/03/2025 03:40 AM

Anonymous

1

11/29/2025 06:39 AM

Anonymous

11

12/07/2025 02:55 PM

Anonymous

2/17/2026 04:35 PM

Anonymous 12

2/23/2026 05:32 AM

Anonymous 1

3/25/2026 05:09 PM

Anonymous

3/26/2026 01:39 PM

Anonymous

3/26/2026 01:41 PM

Anonymous

3/26/2026 01:51 PM

Anonymous

3/26/2026 02:42 PM

Anonymous

3/26/2026 02:47 PM

Anonymous

3/26/2026 03:02 PM

Anonymous

3/26/2026 06:15 PM

Anonymous

3/26/2026 06:25 PM

Anonymous

3/26/2026 06:49 PM

Anonymous

3/26/2026 07:48 PM

Anonymous

3/27/2026 04:10 AM

Anonymous

3/27/2026 07:12 AM

Anonymous

3/27/2026 11:16 AM

Anonymous

3/28/2026 06:26 PM

Anonymous

3/29/2026 11:48 AM

Anonymous

3/30/2026 12:08 PM

Anonymous

4/02/2026 09:17 AM

Anonymous 8

4/02/2026 06:06 PM

Anonymous

4/03/2026 06:33 AM

Anonymous

4/07/2026 02:23 PM

Anonymous

4/14/2026 08:30 AM

Optional question · 11 responses · 34 skipped

Question type : Number Question

Q16. Do you have any other feedback about what may be beneficial to remove, add, or change in the city's landlord-tenant code?

Kstowell

5/20/2025 10:19 AM

Tmason3

5/20/2025 10:25 AM

Thepank25

5/20/2025 10:31 AM

Cticocroft

Nothing

5/21/2025 11:27 AM

Rjandreoli89

5/26/2025 08:37 PM

List of items unreasonable to charge tenants at move out. Requirement to offer shorter than one year term lease renewal options if the month-to-month option exceeds a 30% increase, or a lease break fee of less than one month's rent. Most require 60 days notice and one months rent, which provides plenty of time to re-rent the unit, while the fee is unnecessarily punitive and harmful for a family who could not afford month-to-month at double rent, and was not offered a shorter lease.

Cmadden

ENACT RENT STABILIZATION

5/27/2025 03:33 PM

Keahlello

Find a way to include provisions for landlords with less than 6 units.

5/28/2025 11:11 AM

DickSt

5/30/2025 01:36 PM

Watsoa

Just better oversight and enforcement. Some landlords are really just snout squeezing as much money as they can from people.

6/08/2025 12:36 PM

Tino

6/26/2025 06:20 AM

Anonymous

I would handout multilingual rights to each unit. Especially areas where tenants are neglected. Share free resources. I'm sure many feel helpless.

7/08/2025 07:19 AM

Anonymous

7/09/2025 06:32 AM

Anonymous

7/10/2025 07:57 AM

Anonymous

1.Montgomery County enacted a law regarding air conditioning required in all buildings and it is not enforceable in Rockville. There should be something in our city codes that is equal to that law.

7/10/2025 05:34 PM

2.The tenant should be able to forfeit their deposit and pay a months rent if needing to leave a lease early and not be forced to continue pay rent until the apartment is rented again. That is how it was in every other state I have rented.

Anonymous 7/17/2025 11:01 AM	Mirror the rest of the Montgomery county considering the air conditioning requirement, especially for large scale multi-unit dwellings: All rental dwelling unit air conditioning systems must have the capacity to cool habitable spaces to eighty degrees Fahrenheit (80F) or less from June 1st to September 30th
Anonymous 7/19/2025 04:13 AM	
Anonymous 8/24/2025 03:10 PM	My partner and I signed a lease to move into a MPDU 2 bedroom unit and paid our deposit. Less than two weeks notice the apartment complex informed us the unit is not available due to an uncompliant tenant - which we TOTALLY recognize as out of their hands! The complex did not offer any solutions or any temporary housing opportunities despite us sharing a possibility of becoming homeless in that short notice. I looked in the handbook and their policy for any kind of mention to help us in this situation but there is nothing to protect us despite us signing the legally binding document (lease). We are in a temporary 1 bedroom that is out of our means and they have continued to extend the availability of any accommodation we originally signed on for. I wish there was something that mentions protection of us or some kind of agreement for us to get a decrease on the temporary rent as it is way more than the MPDU.
Anonymous 8/25/2025 02:24 PM	Landlords should be required to pay for reasonable accomedations that are requested due to a disability and that improvement increases the value of the home/Apartment being leases. Tenants should only be required to give a 30 day notice of intent to vacate if moving due to a medical condition or disability and no termination fees/penalties should be allowed to be charged.
Anonymous 11/03/2025 03:40 AM	Landlord disregards city's code and often laugh. Since they know the code is not something they need to follow. They openly mock that I can complaint to whomever I want - but they don't have to listen.
Anonymous 11/29/2025 06:39 AM	Establishing a maximum amount that rent can be raised year over year.
Anonymous 12/07/2025 02:55 PM	
Anonymous 2/17/2026 04:35 PM	
Anonymous 2/23/2026 05:32 AM	Sec. 18-147(e) should be removed or edited to protect good tenants. If a tenant agrees to a two-year lease, a landlord should not be able to increase the rent in Month 13. Consider adding in a clause of a reduced penalty should somebody need to break their lease due to them buying a piece of property.
Anonymous 3/25/2026 05:09 PM	Adding rent stabilization. More protections for renters and language holding landlords to the lease terms.
Anonymous 3/26/2026 01:39 PM	
Anonymous 3/26/2026 01:41 PM	

Anonymous

3/26/2026 01:51 PM

Anonymous

3/26/2026 02:42 PM

Anonymous

3/26/2026 02:47 PM

Anonymous

3/26/2026 03:02 PM

Anonymous

3/26/2026 06:15 PM

Anonymous

3/26/2026 06:25 PM

Anonymous

3/26/2026 06:49 PM

Anonymous

3/26/2026 07:48 PM

Anonymous

3/27/2026 04:10 AM

Anonymous

3/27/2026 07:12 AM

Anonymous

3/27/2026 11:16 AM

Anonymous

3/28/2026 06:26 PM

Anonymous

3/29/2026 11:48 AM

Anonymous

3/30/2026 12:08 PM

Anonymous

4/02/2026 09:17 AM

Anonymous

4/02/2026 06:06 PM

All virtue signaling / emotion-based Statutes and portions of the code that have piled up over the years.

As an example, the baffling paragraphs of requirements re: window safety bars, that are simultaneously optional, required, must be available, must be installed, but are optional, but aren't optional, and on and on.

Anonymous

4/03/2026 06:33 AM

Anonymous

4/07/2026 02:23 PM

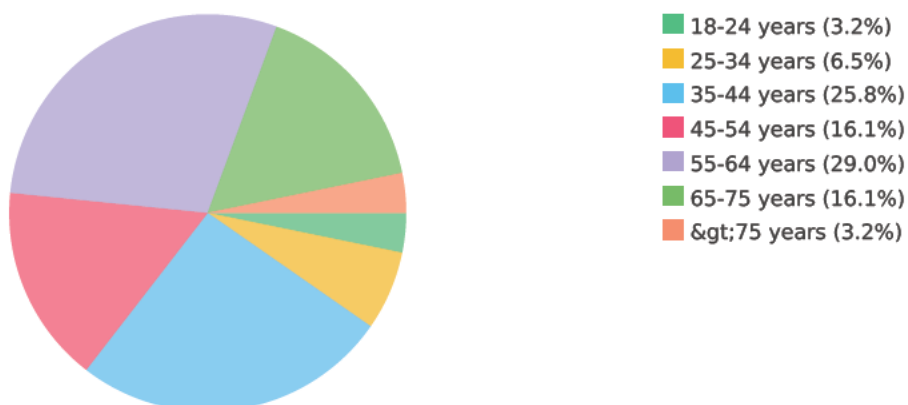
Anonymous

4/14/2026 08:30 AM

Optional question · 15 responses · 30 skipped

Question type : Essay Question

Q17. What is your age?

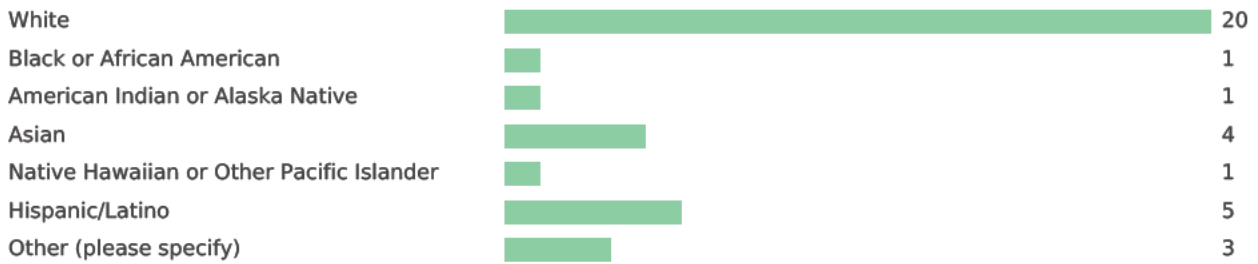


Question options	responses	%
● 18-24 years	1	3.2
● 25-34 years	2	6.5
● 35-44 years	8	25.8
● 45-54 years	5	16.1
● 55-64 years	9	29.0
● 65-75 years	5	16.1
● >75 years	1	3.2
● <18 years	0	0.0

Optional question · 31 responses · 14 skipped

Question type : Dropdown Question

Q18. What is your race? (Select all that apply)

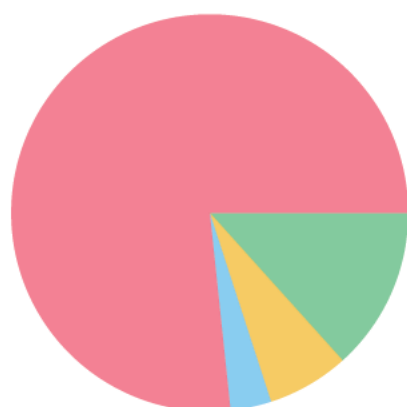


Question options	responses	%
● White	20	71.4
● Black or African American	1	3.6
● American Indian or Alaska Native	1	3.6
● Asian	4	14.3
● Native Hawaiian or Other Pacific Islander	1	3.6
● Hispanic/Latino	5	17.9
● Other (please specify)	3	10.7

Optional question · 28 responses · 17 skipped

Question type : Checkbox Question

Q19. How did you hear about this survey?



■ Social media (13.3%)
■ Community organization (6.7%)
■ Friend, family, or ... (3.3%)
■ Other (please specify) (76.7%)

Question options	responses	%
● Social media	4	13.3
● Community organization	2	6.7
● Friend, family, or neighbor	1	3.3
● Other (please specify)	23	76.7
● Flyer	0	0.0
● Someone knocked on my door	0	0.0

Optional question · 30 responses · 15 skipped

Question type : Radio Button Question

Q20. Name

Kstowell

5/20/2025 10:19 AM

Tmason3

5/20/2025 10:25 AM

Thepank25

5/20/2025 10:31 AM

Cticocroft

5/21/2025 11:27 AM

Rjandreoli89

5/26/2025 08:37 PM

Cmadden

5/27/2025 03:33 PM

Keahlello

5/28/2025 11:11 AM

DickSt

5/30/2025 01:36 PM

Watsoa

6/08/2025 12:36 PM

Tino

6/26/2025 06:20 AM

Anonymous

Paul Graham

7/08/2025 07:19 AM

Anonymous

7/09/2025 06:32 AM

Anonymous

7/10/2025 07:57 AM

Anonymous

Emily Proffitt

7/10/2025 05:34 PM

Anonymous

Chris Satterfield

7/17/2025 11:01 AM

Anonymous

7/19/2025 04:13 AM

Anonymous

Megan Melon

8/24/2025 03:10 PM

Anonymous

German Marquez

8/25/2025 02:24 PM

Anonymous

11/03/2025 03:40 AM

Anonymous

Jack

11/29/2025 06:39 AM

Anonymous

12/07/2025 02:55 PM

Anonymous	Dick Stoner
2/17/2026 04:35 PM	
Anonymous	
2/23/2026 05:32 AM	
Anonymous	
3/25/2026 05:09 PM	
Anonymous	
3/26/2026 01:39 PM	
Anonymous	
3/26/2026 01:41 PM	
Anonymous	
3/26/2026 01:51 PM	
Anonymous	
3/26/2026 02:42 PM	
Anonymous	Keith Spillane
3/26/2026 02:47 PM	
Anonymous	Nazre Adum
3/26/2026 03:02 PM	
Anonymous	Antoinette Papinchak
3/26/2026 06:15 PM	
Anonymous	
3/26/2026 06:25 PM	
Anonymous	
3/26/2026 06:49 PM	
Anonymous	
3/26/2026 07:48 PM	
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3/27/2026 07:12 AM	
Anonymous	
3/27/2026 11:16 AM	
Anonymous	
3/28/2026 06:26 PM	
Anonymous	
3/29/2026 11:48 AM	
Anonymous	Felix Diaz
3/30/2026 12:08 PM	
Anonymous	
4/02/2026 09:17 AM	
Anonymous	
4/02/2026 06:06 PM	
Anonymous	
4/03/2026 06:33 AM	

Anonymous

4/07/2026 02:23 PM

Anonymous

4/14/2026 08:30 AM

Optional question · 11 responses · 34 skipped

Question type : Single Line Question

Q21. What is your email address?

Kstowell

5/20/2025 10:19 AM

Tmason3

5/20/2025 10:25 AM

Thepank25

5/20/2025 10:31 AM

Cticocroft

5/21/2025 11:27 AM

Rjandreoli89

5/26/2025 08:37 PM

Cmadden

5/27/2025 03:33 PM

Keahlello

5/28/2025 11:11 AM

DickSt

5/30/2025 01:36 PM

Watsoa

6/08/2025 12:36 PM

Tino

6/26/2025 06:20 AM

Anonymous

Paulgraham0533@gmail.com

7/08/2025 07:19 AM

Anonymous

7/09/2025 06:32 AM

Anonymous

7/10/2025 07:57 AM

Anonymous

lluv2pekes@gmail.com

7/10/2025 05:34 PM

Anonymous

7/17/2025 11:01 AM

Anonymous

7/19/2025 04:13 AM

Anonymous

Meganmelon123@gmail.com

8/24/2025 03:10 PM

Anonymous

Gdmarquez21@gmail.com

8/25/2025 02:24 PM

Anonymous

11/03/2025 03:40 AM

Anonymous

Jack.a.mcb@gmail.com

11/29/2025 06:39 AM

Anonymous

12/07/2025 02:55 PM

Anonymous Dick.stoner@outlook.com

2/17/2026 04:35 PM

Anonymous

2/23/2026 05:32 AM

Anonymous

3/25/2026 05:09 PM

Anonymous

3/26/2026 01:39 PM

Anonymous

3/26/2026 01:41 PM

Anonymous

3/26/2026 01:51 PM

Anonymous

3/26/2026 02:42 PM

Anonymous

Kspillane@verizon.net

3/26/2026 02:47 PM

Anonymous

Ngadum@yahoo.com

3/26/2026 03:02 PM

Anonymous

Antoinettep44@verizon.net

3/26/2026 06:15 PM

Anonymous

3/26/2026 06:25 PM

Anonymous

3/26/2026 06:49 PM

Anonymous

3/26/2026 07:48 PM

Anonymous

3/27/2026 04:10 AM

Anonymous

3/27/2026 07:12 AM

Anonymous

3/27/2026 11:16 AM

Anonymous

3/28/2026 06:26 PM

Anonymous

3/29/2026 11:48 AM

Anonymous

G35felix@yahoo.com

3/30/2026 12:08 PM

Anonymous

4/02/2026 09:17 AM

Anonymous

4/02/2026 06:06 PM

Anonymous

4/03/2026 06:33 AM

Anonymous

4/07/2026 02:23 PM

Anonymous

4/14/2026 08:30 AM

Optional question · 10 responses · 35 skipped

Question type : Email Question

Q22. Street Address

Kstowell

5/20/2025 10:19 AM

Tmason3

5/20/2025 10:25 AM

Thepank25

5/20/2025 10:31 AM

Cticocroft

5/21/2025 11:27 AM

Rjandreoli89

5/26/2025 08:37 PM

Cmadden

5/27/2025 03:33 PM

Keahlello

5/28/2025 11:11 AM

DickSt

5/30/2025 01:36 PM

Watsoa

6/08/2025 12:36 PM

Tino

6/26/2025 06:20 AM

Anonymous

7/08/2025 07:19 AM

Anonymous

7/09/2025 06:32 AM

Anonymous

7/10/2025 07:57 AM

Anonymous

7/10/2025 05:34 PM

Anonymous

655 Elmcroft Boulevard

7/17/2025 11:01 AM

Anonymous

7/19/2025 04:13 AM

Anonymous

9300 Corporate Blvd Rockville MD

8/24/2025 03:10 PM

Anonymous

25 Elmcroft Ct Apt F306 Rockville MD 20850-5655

8/25/2025 02:24 PM

Anonymous

11/03/2025 03:40 AM

Anonymous

11/29/2025 06:39 AM

Anonymous

12/07/2025 02:55 PM

Anonymous	2891 Balmoral Drive, Rockville, MD 20850
2/17/2026 04:35 PM	
Anonymous	
2/23/2026 05:32 AM	
Anonymous	
3/25/2026 05:09 PM	
Anonymous	
3/26/2026 01:39 PM	
Anonymous	
3/26/2026 01:41 PM	
Anonymous	
3/26/2026 01:51 PM	
Anonymous	
3/26/2026 02:42 PM	
Anonymous	716 Hurley Ave
3/26/2026 02:47 PM	
Anonymous	847- F Quince Orchard Blvd. Gaithersburg, MD 20878
3/26/2026 03:02 PM	
Anonymous	11 Halifax Ct., Rockville, md 20850
3/26/2026 06:15 PM	
Anonymous	
3/26/2026 06:25 PM	
Anonymous	
3/26/2026 06:49 PM	
Anonymous	
3/26/2026 07:48 PM	
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3/27/2026 07:12 AM	
Anonymous	
3/27/2026 11:16 AM	
Anonymous	
3/28/2026 06:26 PM	
Anonymous	
3/29/2026 11:48 AM	
Anonymous	
3/30/2026 12:08 PM	
Anonymous	
4/02/2026 09:17 AM	
Anonymous	
4/02/2026 06:06 PM	
Anonymous	
4/03/2026 06:33 AM	

Anonymous

4/07/2026 02:23 PM

Anonymous

4/14/2026 08:30 AM

Optional question · 7 responses · 38 skipped

Question type : Single Line Question

Provide feedback on proposed changes

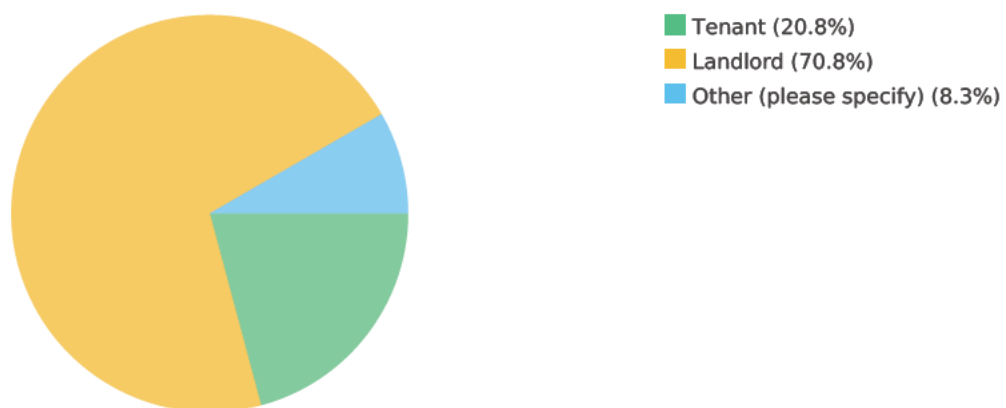
SURVEY RESPONSE REPORT

22 March 2021 - 15 June 2026

PROJECT NAME:

Landlord-Tenant Code Rewrite

Q1. Are you a landlord or tenant?

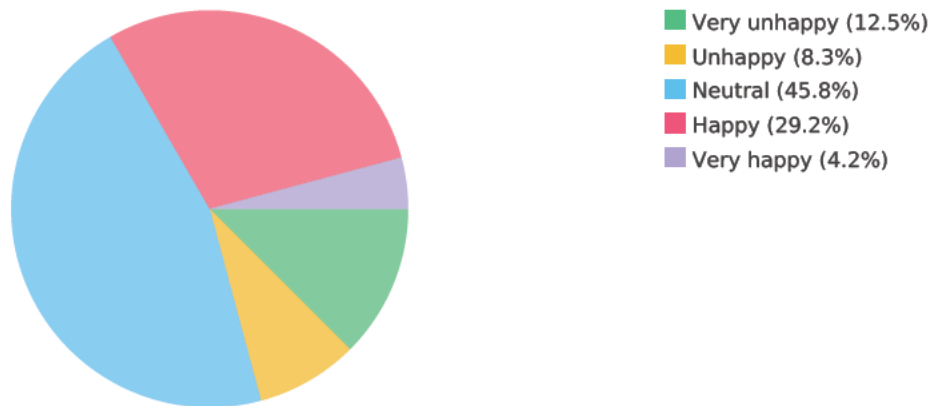


Question options	responses	%
Tenant	5	20.8
Landlord	17	70.8
Other (please specify)	2	8.3

24 responses · 0 skipped

Question type : Radio Button Question

Q2. How do you feel about the current Rockville landlord-tenant code?

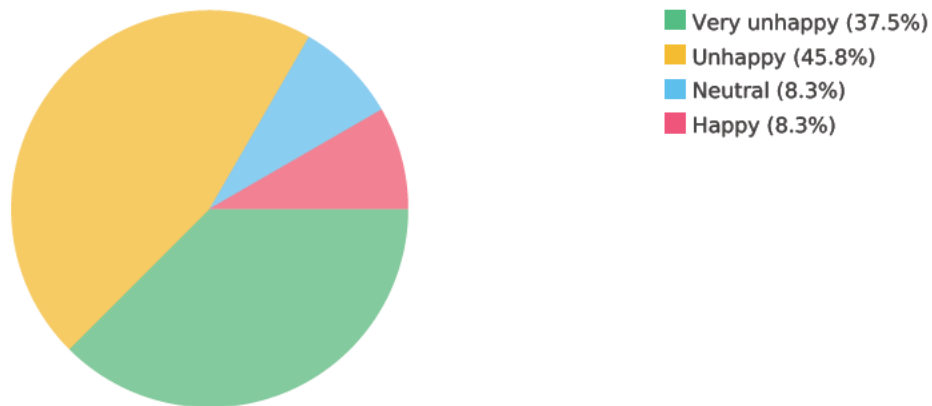


Question options	responses	%
Very unhappy	3	12.5
Unhappy	2	8.3
Neutral	11	45.8
Happy	7	29.2
Very happy	1	4.2

Optional question · 24 responses · 0 skipped

Question type : Emoji Question

Q3. How do you feel about the proposed Rockville landlord-tenant code?



Question options	responses	%
Very unhappy	9	37.5
Unhappy	11	45.8
Neutral	2	8.3
Happy	2	8.3
Very happy	0	0.0

Optional question · 24 responses · 0 skipped

Question type : Emoji Question

Q4. What concerns do you have about the proposed changes?

Anonymous
4/14/2026 11:38 AM

Bad tenants abusing the system. Allowing dangerous people into my property.

Anonymous
4/14/2026 01:36 PM

I lived in another area where additional regulations were put on landlords (NJ), and many of them sold their rental properties instead of dealing with the new regulations and others raised their rents because of it. Anything that increases costs are usually passed on to tenants. I also do not like the new background check restrictions, I don't like the idea of serious criminals living next to me. I feel like there is a big difference between small landlords who may own a few properties vs big apartment developers.

Ladams
4/16/2026 09:37 AM

There was mention of monthly reports that are annual now. It makes me really concerned because we are a non-profit provided below market rent to disabled individuals and every time you add tasks administratively, more resources are required and there is a better chance that we cannot continue. We are not even in the black in my department which is housing for IDD to live independently. Most of my clients do not have a full time job and if they do, it's at minimum wage.

Anonymous
4/16/2026 09:46 AM

The county office has been belligerent and threatens a \$1000 fine if a four questionnaire is not submitted. We had an awful experience when a property owner died and had not completed the form. Please do not replicate their system with regard to leasing data requirements

Anonymous
4/16/2026 09:46 AM

I wasn't part of the meeting and don't understand some of the details and nuances of the proposed changes. Here are some thoughts from what I read: Unit is unable to be occupied for a certain number of days - define "certain number of days"

A property maintenance violation failed to be corrected - this needs more clarity. If a tenant is looking for an excuse to terminate a lease early, not fixing a leaky faucet shouldn't allow the tenant to terminate early. If it's something major - air conditioning hasn't worked for months, the roof has been leaking and wasn't repaired, the entry door no longer locks, etc. might be reasons for a tenant to terminate early, but it needs to be defined better and be of some real significance.

Additional reasonable causes beyond tenant's control - again, "reasonable causes" needs to be clarified and clearly defined in terms of severity to warrant and early termination.

I don't even know what algorithmic pricing means, so I'm fine with it being banned.

I think eviction history should be included in rental applications. If someone wants to take the chance on someone who has been evicted, let them. But if someone doesn't, you're not allowing the landlord to know what type of tenant the prospective tenant has been in other rental situations. With this change, you're not allowing the landlord to understand the full relevant profile of the prospective tenant.

Attorney's fees should not be part of a person's rent, but if a lawsuit is brought against a landlord and the landlord is obligated to pay the tenant's

attorney's fees if the tenant prevails, then the reverse should be true, too - the tenant should have to pay the landlord's attorney's fees if the landlord prevails. Otherwise, there's no reason why tenants couldn't file frivolous lawsuits aimed at landlords either because they just don't like the landlord or because they have nothing to lose. Both parties should take the same risk when filing lawsuits.

Application fees - cap at \$50, not \$25. The time and costs to check applications can't be done for \$25/Applicant. Ann Arbor's law is \$50 per applicant.

Lock out fees - should be based on an hourly charge and potentially time of day when the lock out occurs. If it's 2 am and someone has to be sent to let someone into their place because they locked themselves out or lost their key, it should be an appropriate charge for getting someone to do that. Maybe \$100, maybe \$200. In Ann Arbor, anything after hours or on weekends costs at least 1.5x what it costs during normal business hours and the case of my management company in Ann Arbor, they tack on "truck charges." \$25 is nowhere close to what it should be for a lockout charge. Find out what a locksmith (something they would have to do if they owned the home themselves) would charge at 2 am on a Saturday night and work back from there.

When you say restrict fees for motorcycle parking, do you mean there should be no fees for motorcycle parking? I don't understand this. If they are taking a space and spaces are leased, a motorcycle should be charged something. Maybe not as much as a car, but still, something.

Pet fees - yes, there should be either pet fees or increased security deposits or an additional pet cleaning fee because cleaning an apartment or house after a pet has lived in one is much different than cleaning a rental unit where there have been no pets.

Secure storage fees - of course there should be fees for secure storage if it's an added amenity that isn't included with the apartment or house. I'm not sure if this is saying that if an apartment building has secure storage that they have to give it away for free, because to me, that sounds like it should be at the landlord's discretion.

The temporary and permanent relocation assistance sections need to be better explained. It seems that some of the changes could wipe out a smaller landlord with one major relocation. I would feel better about it if there was a cap on what the landlord is required to provide. Putting someone in a Rockville area hotel for a month or several months doesn't seem reasonable. At the same time, if the landlord is dragging his/her feet in making the house or apartment habitable, that's different, but I've had many situations when trying to schedule contractors that no matter how much money I'm willing to throw at the project, when contractors are booked, they won't have time until they do have time. Nothing happens with a snap of the fingers and that aspect has to be taken into consideration with this relocation assistance.

Anonymous

4/16/2026 10:40 AM

I was in the meeting last night but had to call in, and not on WebEx, so wasn't able to chime in. Please accept this as my feedback.

1. Eviction history. A landlord should be able to know a prospective tenant's eviction history. No one is saying that it's necessarily a disqualifier; however, we should be able to know that and use that as one data point in the larger calculus to decide who to offer leases to at our properties. As mentioned, it comes up on our regular background checks anyway, so not sure if it's really even an issue?
2. Two year lease. It was portrayed as "optional" but also stated that, if the tenant wants a two year lease, landlords have no right of refusal. So how is that optional? I think it's okay for it to be an option, but the landlord should have the right to deny on reasonable grounds.
3. Inspection process. Can we nerf this process? It's too expensive, time consuming, and harsh on regulations. Landlords work hard and save money to buy these incredibly expensive properties, and then pay exorbitant property taxes on them, and then when we want to take advantage of our asset - the city government wants a cut?? \$235 for an application fee is obscene. And then the process of inspection for the rental license - not only did it take forever (with similar communication issues that others have expressed) but also we got dinged on super small things like two tiles missing in the kitchen and a slight gap in the LVP in the living room. Not saying that it should be the standards should be completely lowered, but in my opinion the threshold for items to fail / require amelioration should be whether they are in "livable / operable condition" or not - and a few missing tiles or some gaps between LVP do not make the home unlivable. Standard to pass is much too high.
4. Squatting. Some folks mentioned squatting. I also haven't heard of any cases, nor have we experienced that; however, it would be important to have that language in any code (landlord/tenant AND city / state law) to preempt any situations like those. Just because it hasn't happened yet doesn't mean that it shouldn't be addressed.
5. Interest on security deposit. I agree with the gentleman who opined about returning security deposits with interest - philosophically I support that (as the tenants are losing out on potential investment gains) but that it should be aligned with current bank rates for saving accounts. We end up losing money on that - not saying the tenants should either, but that it should be more of a "break even."
6. Standard lease. Would love a standard lease but understand the challenges that come with this.

Anonymous

4/17/2026 06:05 AM

Regulations are unreasonable. They give way too much leverage to a tenant and I'm switching tenants on average every 24 months. I can't do major repairs every time I have a new tenant.

Anonymous

4/17/2026 07:33 PM

Some of the multifamily properties seem to be in pretty bad shape, and these new rules may have the unintended consequence of displacing people who cannot find another affordable place locally.

Anonymous 4/17/2026 08:25 PM	Under Lease Collection: ;Currently, a copy of any type of lease is supposed to be filed with the city. ' Does this mean that some landlords are allowed to ignore submitting leases to the city. If so, why?
Anonymous 4/23/2026 01:22 PM	We should know if a tenant has previous history of evictions and balance that with other factors. Our rental property is our personal home while we're deployed with the military, not part of a portfolio of properties held by a company. Do not appreciate the 2 year lease requirement. Damages are too common, and it's helpful get to decide if we want to renew the lease after a year based on tenant reliability and care for the property. Paying tenants 3 months cash for relocation assistance is unreasonable. We agree to the fairness of paying their relocation costs, but not an ADDITIONAL stipend of 3 months. The pet fee restriction isn't detailed enough in the fact sheet, but is fundamentally different from some of the other fees listed. Pets can cause active damage, and a one-time fee is actually more fair to tenants than a monthly pet rent.
Hwoodson 4/27/2026 05:53 PM	Require landlords to offer a two-year lease term,
Anonymous 5/11/2026 09:10 AM	Restrictions on asking about eviction history, charging tenants court costs and legal fees. New requirements for landlords to report data, provide two-lease lease options, provide relocation assistance, and allow tenant organizations to use meeting rooms free of charge.
Anonymous 5/11/2026 10:10 AM	Meaningful protections like reporting rent increases to the City are being taken away. Additionally, allowing tenants to "opt-in" to fees will likely make it easy for a landlord to just include illegal fees on a lease and get away with it.
Anonymous 5/11/2026 10:12 AM	All proposed changes against landlords. I'm selling all rental properties as soon as possible. I cannot afford to continue. Taxes and insurance increases far exceed any allowable increases.
Anonymous 5/11/2026 11:21 AM	Removing the reporting requirement for rent increases is a blatant attempt to subjugate tenants when tenants need MORE protections
Anonymous 5/11/2026 11:55 AM	The ability to charge a modest pet fee is a vital risk-management tool. Pets, while valued members of many households, naturally increase the rate of wear and tear on a property—including impacts on flooring, landscaping, and common areas—that often exceed the limits of a standard security deposit. Removing this fee forces landlords to either subsidize those extra costs themselves or, more likely, reconsider allowing pets altogether to protect their investment. To keep housing "pet-friendly," landlords must have a mechanism to offset the higher maintenance costs associated with animals. Requiring a landlord to pay for a tenant's relocation is an undue financial burden, especially in "no-fault" scenarios such as necessary major repairs or when a family member needs to move into the home. These payments often

amount to thousands of dollars, which can be devastating for small-scale "mom-and-pop" landlords who operate on thin margins. Such a requirement treats housing providers as an insurance policy for tenants rather than as partners in a business contract. This level of financial risk discourages investment in the local market and makes it harder for small landlords to maintain their properties.

Any new regulations must ensure a "fair return" for the property owner. When the cost of doing business is artificially inflated through the removal of standard fees or the addition of relocation liabilities, the long-term result is a reduction in the rental stock as owners exit the market. I urge the department to seek a balanced approach that protects tenants without placing the entire financial burden of social housing goals onto individual property owners.

When a tenant loses a key or is locked out, it requires an immediate response from a property manager, locksmith, or maintenance staff. This often occurs outside of standard business hours, necessitating overtime pay or the displacement of other scheduled maintenance tasks. A lost key is a security breach. In many cases, it necessitates re-keying the entire unit or replacing electronic fobs to ensure the safety of the current and future residents.

Waiving these fees removes the incentive for tenants to maintain the security of their access points. Covering these costs is a standard professional service fee that ensures the landlord is not forced to bear the financial burden of a tenant's personal oversight.

While I am committed to maintaining a safe and habitable home, allowing tenants to unilaterally decide on repairs and deduct the costs from their rent creates several critical issues:

Quality Control and Liability: Landlords have a vested interest in the long-term integrity of their property. When a tenant hires their own contractor, there is no guarantee the work meets professional standards or local building codes. If a repair—such as plumbing or electrical work—is performed incorrectly by a tenant-selected vendor, it could lead to catastrophic damage (like fires or flooding) for which the landlord is ultimately held liable.

Vetting and Insurance: Professional housing providers use licensed, bonded, and insured contractors to protect both the property and the residents. The "repair and deduct" model bypasses these essential safeguards, potentially bringing uninsured or unvetted individuals onto the premises.

Administrative Chaos and Budgeting: Rent payments are the primary source of funding for property taxes, mortgages, and insurance. Allowing tenants to withhold rent for repairs without a formal, neutral adjudication process creates massive financial instability. It invites disputes over the necessity of the repair and the "reasonableness" of the cost, leading to increased litigation.

Interference with Warranties: Many appliances and systems (like HVAC units) are under manufacturer warranties that require specific authorized service providers. A tenant-initiated repair could inadvertently void these warranties, resulting in thousands of dollars in unnecessary losses for the property owner.

DickSt

5/11/2026 12:26 PM

Several areas: 1) Standard leases are not always applicable- provisions must be made for properties with unusual circumstances and conditions; 2) the Relocation Expense section -- is meant to only include cases when unusual circumstance exist (we think) ---see "The tenant decides to end their tenancy following a temporary relocation that has lasted/will last more than six months." if this means after six months of relocation, then we understand, but in any regard leaving open any and all moving expenses is impractical, as some people will pad costs or select the highest price mover possible to penalize the other side. The moving expense component already has 3 months of rent, as an amount, do you really mean to empower a tenant to inflict a penalty if some unforeseen even occurs which requires relocation?

Anonymous

5/11/2026 03:04 PM

The new rules and regulations provide undue burden on the landlord. There is a lot of bureaucratic Hassel and direct landlord harassment.

1. Data reporting falls into category of bureaucratic burden.
2. 30 days' notice causes hardship in managing the property to its full potential.
3. Eliminate background checks, is pure lunacy. How does the owner of the property suppose to know what kind of tenant he/she getting?
4. Legal fees paid by the landlord. Normally resorting to legal fees are result of tenant failure to pay rent or breach of contract. This is again a lunatic idea.
5. Relocation assistance by the landlord. Why is the landlord to pay for it when the circumstances beyond control?

Whoever is proposing these changes shows ignorance and no idea how business operates. For the landlord real estate is a business with an idea of return on investment. These overwhelming regulations will result in losses to the business with meagre return on investment(which are very low as they are now and will further reduce it) This will cause landlords to sell the properties which are not generating ROI justifying holding it. You will see avalanche of sales and tenants will not be able to find housing. Then, the city will have to find properties for tenants because private ownership will dissipate. Or, worse, people unable to find properties will leave the city all together.

3. Mandatory 2- year lease. Most tenants prefer 1 year lease.
4. Eliminate background checks. How does the landlord supposed to know what kind of tenant he/she getting without background check, or inquiry to prior eviction.

Anonymous

5/11/2026 05:02 PM

Additional complexity. Additional regulation. Areas that are too tenant friendly. I am certainly in favor of limiting extremes in either direction, but completely disallowing certain things and essentially automatically protecting the tenant and automatically injuring the landlord is arbitrary. Going from one extreme to the other is not actually an improvement. Certain limitations being put in place will actually reduce the service provided by landlords to tenants. While the original goal of protecting certain tenants is understandable and an admirable goal, some changes will end up harming many tenants and many landlords.

Anonymous

5/13/2026 08:10 AM

Preventing landlords from asking about eviction history is ludicrous. If a tenant owes rent to someone else who had to go to the trouble to legally evict them in order to get them out of the space (instead of the tenant choosing to vacate the space), they are a high risk for a landlord. Especially if it happened within the last year or two. The state already passed a reasonable law regarding this in 2024. Given how long it takes to evict people in the county, landlords lose at least half a year's rental income when they have to evict someone. For small landlords, that pushes them right into selling or foreclosure.

Most of our clients are members of the Foreign Service or military who are renting out their home while they are stationed overseas. They have done the right thing, found a PM company, are following the law, and are invested members of this county. We have gotten messages from multiple clients expressing concern about the changes proposed, and honestly, we can explain and even justify the reasoning behind just about everything else. But not this.

We also dislike not being able to prohibit subleasing, as we have a process that allows for a lease takeover instead of a sublease, which is more beneficial to all parties.

Anonymous

5/13/2026 02:07 PM

Portions are asking landlords to provide services for free or work without being compensated. Requiring no-fee non-electronic versions of payment don't just happen. Someone has to collect the funds and physically transfer a check to the bank for deposit. That is time and action the city is telling us we can't charge for.

Anonymous

5/14/2026 07:05 AM

At our development, The Milton at Twinbrook Saul Brothers rarely or never evict smokers. The burden of proof resides with chemically sensitive tenants who must prove cigarette smoke is leaking into their units, a very expensive testing process. In fact, instead of smokers being evicted after they lie to live at The Milton, those who complain about the smokers are often asked to move; a constructive eviction even though as per the leases, the smokers are in violation of their leases!! Saul Brothers stonewalls the City of Rockville by stating that for "privacy reasons" they cannot to enter a unit for inspection after receiving complaints from neighbors of the smokers!!!! This development is owned by a REIT, meaning that shareholders are much more important than tenants who are viewed merely as profit centers.

Provide feedback on proposed changes : Survey Report for **22 March 2021** to **15 June 2026**

Anonymous

5/22/2026 12:55 PM

As a small landlord, the repair and deduct from rent is a real issue. I always fix the issues right away and I do not charge attendance for any of them, but I need to make sure they are done properly and professionally. I always keep a good healthy environment for the tenants and fix anything right away, but this goes too far.

Also expanding the car bags for breaking a lease exposes small landlords to more liability that makes it difficult.

Hwoodson

6/14/2026 11:51 AM

Attorney's fees. The court is needed because of the tenant.

Optional question · 24 responses · 0 skipped

Question type : Essay Question

Q5. What excites you the most about the proposed changes?

Anonymous 4/14/2026 11:38 AM	Absolutely nothing.
Anonymous 4/14/2026 01:36 PM	Two year lease terms, banning of algorithmic rent pricing.
Ladams 4/16/2026 09:37 AM	
Anonymous 4/16/2026 09:46 AM	Seems fair on both sides to share some more info, though a lease is still a private transaction and government should not be made a party with regard to pricing and amenities beyond basic life safety and lease fairness issues. Thanks for taking in comments
Anonymous 4/16/2026 09:46 AM	Not requiring landlords to report rent increases to the City. Two year lease terms - great, especially if there's a provision that there could be a one-time rate increase during that two year term. I think if that's the case and the tenant didn't agree to the rate increase, they should be allowed to terminate within 30 days after the rate increase has been communicated to the tenant. Also, the rate increase should be sent at least 30 days prior to the one year anniversary of the lease.
Anonymous 4/16/2026 10:40 AM	
Anonymous 4/17/2026 06:05 AM	Being forced to pay for relaxation expenses is beyond unreasonable. Tenants can do their own repairs at their own discretion and reduce it from the rent. That will create a lot of insider dealings to reduce rent.
Anonymous 4/17/2026 07:33 PM	It holds landlords accountable for serious health and safety problems at their properties.
Anonymous 4/17/2026 08:25 PM	The provisions for relocation assistance. Non-Electronic rent payment.
Anonymous 4/23/2026 01:22 PM	
Hwoodson 4/27/2026 05:53 PM	Remove the requirement for landlords to notify the city of rent increases.
Anonymous 5/11/2026 09:10 AM	Increased transparency around fees and guarantor requirements.
Anonymous 5/11/2026 10:10 AM	The opportunity for organizing fellow renters around rent stabilization, especially in upcoming elections, as this remains unaddressed despite overwhelming feedback from constituents.
Anonymous 5/11/2026 10:12 AM	Nothing
Anonymous 5/11/2026 11:21 AM	Fee transparency, banning algorithmic pricing
Anonymous 5/11/2026 11:55 AM	Nothing.

Provide feedback on proposed changes : Survey Report for **22 March 2021** to **15 June 2026**

DickSt 5/11/2026 12:26 PM	Staff must be ready -- and hopefully will be better prepared than county staff at DHCD was in 2024. An owner/landlord must juggle capital and repair costs constantly. Staff can not act as though they control and dictate what an owner must do with their property just because it has been available for another person to lease for a certain period.
Anonymous 5/11/2026 03:04 PM	The proposed changes are detrimental to the survival of the rental market. Whoever is behind it needs to come to realization. One proposal to remove the requirement to notify the city of rent increases, is the only one which will reduce burden on the landlord.
Anonymous 5/11/2026 05:02 PM	Additional clarity/details.
Anonymous 5/13/2026 08:10 AM	Happy to see more information about how relocation assistance works, banning algorithm pricing.
Anonymous 5/13/2026 02:07 PM	Collecting all the data required at one time, either at license application or renewal - if it isn't collected then, then you don't get it until next time.
Anonymous 5/14/2026 07:05 AM	Landlords having to pay for tenant's legal and moving expenses if tenant prevails in court.
Anonymous 5/22/2026 12:55 PM	
Hwoodson 6/14/2026 11:51 AM	N/A

Optional question · 20 responses · 4 skipped

Question type : Essay Question

Q6. What's missing from the code update?

Anonymous 4/14/2026 11:38 AM	How about the city of rockville will pay landlords when they don't pay.
Anonymous 4/14/2026 01:36 PM	A cap on application fees
Ladams 4/16/2026 09:37 AM	More clarity, some things sound like the landlord could be blamed for whatever and have to pay the transition costs, especially since it indicated those with disabilities.
Anonymous 4/16/2026 09:46 AM	Problem tenant situations- where a tenant fails to keep cleanliness and basic maintenance in order. Responsibilities should be addressed more clearly to tenants.
Anonymous 4/16/2026 09:46 AM	Renter's Insurance - Landlords should make this a requirement for all tenants. It'll solve many of the problems mentioned in the relocation section by providing some of that relocation assistance through the renters insurance.
Anonymous 4/16/2026 10:40 AM	
Anonymous 4/17/2026 06:05 AM	Landlord input.
Anonymous 4/17/2026 07:33 PM	I may have missed it, but is there something in there that says landlords have to give tenants a certain amount of notice if they decide to sell the property?
Anonymous 4/17/2026 08:25 PM	The city should have a more rigorous inspection process.
Anonymous 4/23/2026 01:22 PM	
Hwoodson 4/27/2026 05:53 PM	Interest fees
Anonymous 5/11/2026 09:10 AM	Specific exemptions for individual landlords (they are not organizations), they might not be able to provide meeting rooms or relocation assistance
Anonymous 5/11/2026 10:10 AM	Rent stabilization, clearly, as well as better enforcement mechanisms for slumlords who allow dangerous conditions to exist on a property.
Anonymous 5/11/2026 10:12 AM	
Anonymous 5/11/2026 11:21 AM	Rent stabilization
Anonymous 5/11/2026 11:55 AM	Additional protections for independent landlords (vs corporate landlords).
DickSt 5/11/2026 12:26 PM	A provision for privacy of data; both for landlord and for tenants; Though property purchase records are public, this should not mean that all repair bids and costs become public information to be requested by FOIA or other means.
Anonymous 5/11/2026 03:04 PM	The city grasp and understanding the issues. To understand that rental is a business and in order to survive its needs to generate income without over due burden.

Provide feedback on proposed changes : Survey Report for **22 March 2021** to **15 June 2026**

Anonymous 5/11/2026 05:02 PM	Frequent/common examples. The fact sheet link in the email does not work, so unable to review that.
Anonymous 5/13/2026 08:10 AM	
Anonymous 5/13/2026 02:07 PM	Allowing insurance as a allowed mandatory fee. The tenant can get their own or it will be provided, allowing uninsured tenants in properties is no different then allowing uninsured motorists - in case of a problem, the uninsured is just shifting costs to others
Anonymous 5/14/2026 07:05 AM	A requirement that landlords effectively enforce their own no-smoking policy if inserted into their leases, specifically by requiring in-unit violation inspections. Tenants should be allowed to have private list-serves by and for tenants that are NOT monitored by landlords to encourage participation. There should be a penalty preventing developers from building additional projects until they are in compliance with their own no-smoking policies!
Anonymous 5/22/2026 12:55 PM	
Hwoodson 6/14/2026 11:51 AM	This notice period must correspond to the rent payment cycle.

Optional question · 19 responses · 5 skipped

Question type : Essay Question

Q7. What resources would be the most helpful in ensuring that you understand your rights and responsibilities (either as a landlord or a tenant) under the new code?

Anonymous 4/14/2026 11:38 AM	Don't see any rights for landlords except to screwed over.
Anonymous 4/14/2026 01:36 PM	A fact sheet, like the one for the proposed changes.
Ladams 4/16/2026 09:37 AM	More meetings and a guide.
Anonymous 4/16/2026 09:46 AM	Fact sheets - for both landlords and tenants as well as examples of issues which may be resolved through simple meetings/explanations. We have lots of examples from 20 years of work managing properties
Anonymous 4/16/2026 09:46 AM	The best thing for me is communication from the City. Not just an update to a web page that I'll never go to, but communication that is sent by mail, emailed or texted to me. Then, I'll look at it. Ann Arbor has the same problem. The City makes changes that affect my properties and then don't notify the owners or management companies about the changes. We're expected to just know these things by knowing where to look on their website. They know who we are, they have our addresses and email addresses because they sure know who to send bills and invoices to, but when it comes to communicating new changes, they don't proactively contact us. For me, that's very frustrating and I'd encourage Rockville to proactively send emails and letters to owners of rental properties so we are always aware of what ordinances have changed and what's new that we need to comply with.
Anonymous 4/16/2026 10:40 AM	
Anonymous 4/17/2026 06:05 AM	The resource most helpful would be a 40% subsidy to landlords because that's what these regulations will cost. These regulations look like they were written by Che Guevara.
Anonymous 4/17/2026 07:33 PM	At the time of leasing, the landlord could be required to give the tenant a 2-sided, brightly colored handout that has landlord-related code on one side and tenant-related code on the other, with a QR code that leads to an online version and the code in various languages. Also, multifamily properties could be required to post the QR code in the property office.
Anonymous 4/17/2026 08:25 PM	A landlord should be required to provide to the prospective tenant a copy of the rights and responsibilities.
Anonymous 4/23/2026 01:22 PM	
Hwoodson 4/27/2026 05:53 PM	Lease sample
Anonymous 5/11/2026 09:10 AM	Practical guidance sheet

Provide feedback on proposed changes : Survey Report for 22 March 2021 to 15 June 2026

Anonymous 5/11/2026 10:10 AM	Actually getting code enforcement authorities to do their job and report inspections accurately and randomly to different units throughout the year, rather than at set times.
Anonymous 5/11/2026 10:12 AM	
Anonymous 5/11/2026 11:21 AM	Aggressive community outreach. Putting city employees in neighborhoods and buildings to talk to residents
Anonymous 5/11/2026 11:55 AM	
DickSt 5/11/2026 12:26 PM	A Sign-up sheet to relinquish a rental property in the City of Rockville, if the code interpretation is such that lease terms are dictated by staff and not by the marketplace. City should encourage ownership, and should advocate for fairness in the rental market, but when mortgage rates change and national economic conditions change, the laws can not be made to prevent landlords from raising prices during inflationary periods. Neither the City, nor owners or tenants can predict inflation and laws should not be put in place to put the burden of the national economy on property owners. Please be sure the annual questionnaire is carried out more logically than is done with Montgomery County DHCD process.
Anonymous 5/11/2026 03:04 PM	
Anonymous 5/11/2026 05:02 PM	Examples.
Anonymous 5/13/2026 08:10 AM	Not another document to include in the lease, please. Between federal, state and county requirements, our lease packet for properties built before 1978 is nearly 100 pages long. NO TENANTS READ THAT. Our lease is only 7 of those pages.
Anonymous 5/13/2026 02:07 PM	Complete alignment with MoCo and MD rules so we don't have to worry that a property is in or out of Rockville city limits driving a change in processes.
Anonymous 5/14/2026 07:05 AM	It would be helpful if all developments were required to have community boards under lock and key where the landlord/tenant policies could be PROMINENTLY posted with appropriate email and hone number information by which to report violations.
Anonymous 5/22/2026 12:55 PM	
Hwoodson 6/14/2026 11:51 AM	A clear, plain-language summary of the new code or A comparison chart showing what changed.

Optional question · 18 responses · 6 skipped

Question type : Essay Question