

City of Rockville

City Hall
111 Maryland Ave
Rockville, MD 20850

Approved: 
Attest: 
Approved Meeting No. 19-26
July 27, 2026



Meeting Minutes

Monday, July 6, 2026

6:30 PM

Meeting 18-26

WebEx

Mayor and Council

Attendee Name	Title	Status
Monique Ashton	Mayor	Present
Kate Fulton	Councilmember	Present
Barry Jackson	Councilmember	Present
David Myles	Councilmember	Present
Izola Shaw	Councilmember	Present
Marissa Valeri	Councilmember	Present
Adam Van Grack	Councilmember	Present

1. Convene

Mayor and Council convened in a Hybrid Open Meeting at 6:37+ p.m. on Monday, July 6, 2026, in the Mayor and Council Chambers, City Hall, 111 Maryland Avenue, Rockville, Maryland, and via Webex.

Staff Present: City Manager Jeff Mihelich, Acting City Attorney Cynthia Walters, and City Clerk/Director of Council Operations Sara Taylor-Ferrell.

2. Pledge of Allegiance

Mayor Monique Ashton led the Pledge of Allegiance.

3. Proclamation and Recognition – NONE

4. Agenda Review

City Clerk/Director of Council Operations Sara Taylor-Ferrell reported no changes to the agenda.

5. City Manager's Report

City Manager Jeff Mihelich had nothing to report.

Mayor Monique Ashton thanked City staff for their hard work preparing and organizing, and everyone who came out to celebrate the 250th Independence Day in Rockville, Maryland. Mayor Ashton also thanked the Rockville City Police Department, the Rockville City Fire Department, and partnering County agencies for their support and acknowledged Indigenous Peoples who were here before us.

6. Boards and Commissions Appointments and Reappointments

A. Board of Supervisors of Elections Appointment

Councilmember Kate Fulton moved to appoint Jim Mullinax to the Rockville Board of Supervisors of Elections, to serve a four-year term until June 1, 2030.

	RESULT: APPROVED [UNANIMOUS]
MOVER:	Kate Fulton, Councilmember
SECONDER:	Barry Jackson, Councilmember
IN FAVOR:	Mayor Ashton, Councilmember Fulton, Councilmember Jackson, Councilmember Myles, Councilmember Shaw, Councilmember Valeri, Councilmember Van Grack

Mayor Monique Ashton acknowledged the current members of the Board of Supervisors of Elections for their hard work and many volunteer hours, and also thanked Robert Kurnick, Stephen Fischer, and Stephen Weiner for their hard work and dedication as they end their service.

7. Community Forum

**Community Forum
In-Person/Virtual Speakers and Written Comments List
(July 6, 2026)**

NAME	TOPIC
In-Person Wendy Murphy Rockville Renters United	Chapter 18 - Landlord-Tenant Relations, Rent Stabilization
In-Person Grant Samms, Chair Rockville Renters United	Chapter 18 - Landlord-Tenant Relations, Rent Stabilization
In-Person Libbey Adams	Renter Issues, Mold Issues
In-Person Chris Madden Rockville Renters United	Chapter 18 - Landlord-Tenant Relations Rent Stabilization
In-Person Brad O.	Chapter 18 - Landlord-Tenant Relations Rent Stabilization

8. Special Presentations - NONE

9. Consent Agenda - NONE

10. Public Hearing – NONE

11. Action Items

- A.** Adoption of an Ordinance to Amend Chapter 18 of the Rockville City Code, entitled “Rental Facilities and Landlord-Tenant Relations”

Jane Lyons-Raeder, Housing Programs Manager, and Trevor Stephens, Housing Specialist, provided the Mayor and Council with an overview of the ordinance to amend Chapter 18 of the Rockville City Code, entitled “Rental Facilities and Landlord-Tenant Relations.”

Staff recommends that the Mayor and Council introduce and adopt the proposed Ordinance amending Chapter 18 of the Rockville City Code, entitled “Rental Facilities and Landlord-Tenant Relations.”

In Fall 2024, a comprehensive rewrite of City Code Chapter 18, Rental Facilities and Landlord-Tenant Relations, was identified as a key action in the City’s Housing Strategies Work Plan as a way to further

housing stability. Safe, decent housing was previously identified as a top need in the Human Services Needs Assessment, completed in 2024.

While supply and subsidy strategies can help to improve housing affordability, only stability strategies will ensure fair and equal treatment of tenants. As the city experiences a growing number of tenants, stability strategies will help to reduce displacement and ensure that everyone in the community can reap the benefits of the city's growth and investments.

Research and engagement for the Chapter 18 rewrite commenced in Spring 2025. The goals for the rewrite were established as follows:

- Provide clarity on existing code elements.
- Consider alignment with surrounding jurisdictions' codes.
- Improve housing stability and opportunities for tenancy agency.
- Require greater transparency for tenants.
- Ensure alignment with the state of Maryland law.
- Review local and national best practices.
- Better connect data collection and city goals.

Housing is one of the Mayor and Council's five focus areas. In June 2024, a high-level briefing was presented outlining the city's housing crisis and policy landscape. Later in 2024, there were three work sessions on the city's housing strategies, during which updating City Code Chapter 18, Rental Facilities and Landlord-Tenant Relations, was approved by the Mayor and Council as one of the strategies.

Impact statements for Montgomery County Bill 8-26, Landlord-Tenant Relations - Prohibition Against Price Coordination and Rent-Setting Algorithms, which is largely similar to the proposed language for City Code Chapter 18, Rental Facilities and Landlord-Tenant Relations.

The additional requirements placed on landlords may result in fewer landlords, particularly small landlords, choosing to rent in Rockville, which would have a negative impact on the city's economy. On the other hand, existing landlords with many or large properties may need additional staff capacity to comply with the new code, especially when first implementing the changes into regular operations and protocols. This would create economic activity, although it could also put upward pressure on rents. Additionally, if the code is seen as too arduous for prospective landlords to uphold, developers may target investments elsewhere, resulting in foregone economic growth.

For tenants, the additional protections afforded to them in the proposed code may positively impact the local economy by improving housing stability. Individuals and households could focus more energy on non-housing related matters, such as education or job training, and divert funds from junk fees to other household needs, improving overall quality of life and economic stability. Transparency measures may also create a more competitive rental marketplace, resulting in slight downward pressure on rents or more favorable lease terms to tenants.

Following the adoption of the proposed ordinance, staff will work with the City Attorney's Office to develop and promulgate pertinent regulations. In addition, staff will create a Landlord-Tenant

Handbook and other educational materials that will allow both landlords and tenants to clearly understand their rights and responsibilities, as well as City resources.

Upon its effective date of January 1, 2027, the draft City Code Chapter 18, Rental Facilities and Landlord-Tenant Relations, will significantly modify the laws that govern landlord obligations and tenant rights for residential rental facilities.

The Mayor and Council provided their thoughts, comments, and feedback.

THE MAYOR AND COUNCIL WENT INTO A BRIEF RECESS AT 9:36 PM. THE MAYOR AND COUNCIL RECONVENED AT 10:19 PM.

Councilmember Marissa Valeri introduced the ordinance amending Chapter 18, Rental Facilities and Landlord-Tenant Relations.

Councilmember Barry Jackson moved to waive the layover period.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Barry Jackson, Councilmember
SECONDER:	Adam Van Grack, Councilmember
IN FAVOR:	Mayor Ashton, Councilmember Fulton, Councilmember Jackson, Councilmember Myles, Councilmember Shaw, Councilmember Valeri, Councilmember Van Grack

Councilmember Kate Fulton moved to adopt the ordinance amending City Code Chapter 18, Rental Facilities and Landlord-Tenant Relations, with an effective date of January 1, 2027, with the following amendments:

Amendment #1. Sec. 18-195(d) The Director of Housing and Community Development shall provide an annual report to the City Manager summarizing the information accumulated from the required reports submitted by each landlord of licensed rental facilities in the City. Certain date points collected under Sec. 18-195(a) will be made available online by request.

Amendment #2. Sec. 18-195(b)(3) The availability of certain amenities, including air-conditioning, wall-to-wall carpeting, dishwasher, garbage disposal, washer/dryer in apartment unit or on site, patio/balcony, gym or fitness facility, swimming pool, and tennis courts.

Amendment #3. Sec. 18-195(a)(10) Individual unit information, including unit number; number of bedrooms; square footage; current or, in the case of vacant units, most recent monthly rent; any offers of rent increases whether accepted or not between license renewals; any rental increases between license renewals; any evictions which have occurred; and whether or not the unit has any restrictions on its rent increases.

Amendment #4. Sec. 18-180(d) Landlord must disclose over the previous years:

1. Rent increases for the dwelling unit and length of lease terms
2. Average year-over-year rent increases for all dwelling units within a rental facility

Amendment #5. Sec. 18-149(a) A landlord must provide a tenant the tenant's entire rental payment history within 14 days of the tenant's written request.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Kate Fulton, Councilmember
SECONDER:	Marissa Valeri, Councilmember
IN FAVOR:	Mayor Ashton, Councilmember Fulton, Councilmember Jackson, Councilmember Myles, Councilmember Shaw, Councilmember Valeri, Councilmember Van Grack

12. Worksession - NONE

13. Mock Agenda

A. Mock Agenda

There were no changes to the Mock Agenda.

14. Old / New Business

The Mayor and Council reported that the Woodmont Country Club is hosting the 5th U.S. Adaptive Open Championship for golfers with various abilities, ranging in age from 15 to 76, from 33 states and 11 counties participating. The Mattie Stepanek Peace Foundation will host a "Toast2Peace on Peace Day" event at World of Beer in Downtown Rockville on July 11, 2026, from 2:00 p.m. to 5:00 p.m.

15. Adjournment

There being no further business, the meeting adjourned at 10:32 p.m.

MOVER:	RESULT: APPROVED [UNANIMOUS]
SECONDER:	Marissa Valeri, Councilmember
IN FAVOR:	Barry Jackson, Councilmember
	Mayor Ashton, Councilmember Fulton, Councilmember Jackson, Councilmember Myles, Councilmember Shaw, Councilmember Valeri, Councilmember Van Grack