

HB 3113 A STAFF MEASURE SUMMARY
Senate Committee On Housing and Development

Carrier: Sen. Patterson

Action Date: 05/18/21
Action: Do pass the A-Eng bill.
Vote: 4-1-0-0
Yeas: 4 - Anderson, Golden, Jama, Patterson
Nays: 1 - Linthicum
Fiscal: No fiscal impact
Revenue: No revenue impact
Prepared By: Devin Edwards, LPRO Analyst
Meeting Dates: 5/6, 5/18

WHAT THE MEASURE DOES:

Clarifies that state limitations on rent increases do not apply to dwelling units regulated as affordable housing if specified criteria are met.

ISSUES DISCUSSED:

- Provisions of measure

EFFECT OF AMENDMENT:

No amendment.

BACKGROUND:

In 2019, Senate Bill 608 capped rent increases in any 12-month period to no more than seven percent plus the average change in the consumer price index, unless: the premises are considered new construction; the landlord is resetting rent for a new tenant after a compliant tenant vacated voluntarily; or the rent is subsidized by a federal, state, or local government program, since subsidized housing programs already restrict rent increases. Similarly, regulated affordable housing constructed using public funds is already subject to restrictions on rent increases, to ensure that units remain affordable for a specified period of time.

House Bill 3113 A clarifies that the state cap on rent increases does not apply to dwelling units regulated as affordable housing if a tenant's share of rent does not increase, or if the rent increase is required by the particular program or triggered by a change in tenant income.