


MEMORANDUM

February 7, 2019

TO: Planning, Housing, and Economic Development Committee

FROM: Linda McMillan, Senior Legislative Analyst 

SUBJECT: **WORKSESSION: Proposed Executive Regulation 5-17, Troubled Properties**

PURPOSE: Committee recommendation on proposed regulation

Expected for this session:

Tim Goetzinger, Acting Director, Department of Housing and Community Affairs (DHCA)
Chris Anderson, Chief, Community Development Division, DHCA
Dan McHugh, Manager, Housing Code Enforcement, DHCA

Background – Bill 19-15 (attached © 52-68)

Bill 19-15, which was enacted on November 29, 2016 and became effective March 13, 2017, requires that the Director of DHCA must inspect each apartment complex and personal living quarters within each three-year period and may inspect it more often. There are 689 multi-family rental properties and about 77,000 units subject to the bill's requirements. The legislation also requires that the Director must inspect at least once a year any rental property where the Director finds the property in violation of any applicable law "that adversely affects the immediate health and safety of the tenants," including:

- Rodent or insect infestation affecting 20% or more units in a building;
- Extensive and visible mold growth on interior walls or surfaces exposed to the occupied space;
- Windows that do not permit a safe means of egress;
- Pervasive and recurring water leaks the result of chronic dampness, mold growth, or personal property damage in more than one unit; or
- Lack of one or more working utilities that is not shut off due to tenant non-payment...

The bill requires the Department to establish a procedure under method (2) regulation on what determines a “troubled property.” The regulation must (1) classify the violation types by severity; and (2) rate properties by (i) severity of violations; and (ii) quantity of violation. The Director must require a corrective action plan for these properties.

Bill 19-15 requires the Director to report to the Executive and Council by September 1 of each year on properties inspected in the prior fiscal year and each property that is to be inspected in the current fiscal year. The report must include information on violations found and for properties with a corrective action plan, a list of the violations found; violations corrected; and the status of the corrective action plan. For these properties, the report must include the number of citations issued, amount of fines collected, and the number of calls to the County concerning rental housing complaints by the language of the caller.

The Director has provided the annual reports on inspections, the September 2018 report is attached at © 22-51. In FY18, 279 multi-family properties that included 9,494 units were inspected. The list of all properties inspected in FY18 is at ©28-41 and the list of properties to be inspected in FY19 is at © 42-50.

There are no “troubled properties” designated in the 2018 report because the regulation was not in place. Fourteen properties were identified as requiring annual inspections. The list is included at © 51.

Bill 19-15 mandated a two-year intensive inspection program that requires DHCA to inspect a sample of each multi-family property with a certificate of occupancy issued before January 1, 2015 by July 1, 2019.

Executive Regulation 5-17, Troubled Properties (attached © 1-9)

The Council received proposed Executive Regulation 5-17 on October 11, 2018. The Council extended the time for consideration on November 13, 2018 (Resolution 18-1291).

A copy of the proposed regulation is attached at © 3-9. As this is a completely new regulation, the attached version does not have brackets and underlines for amendments. The Executive’s memo (© 1-2) notes that the only comments received on the regulation as originally advertised were from the Apartment Owners and Building Association (AOBA) which are attached at © 10-17. The Department considered these comments and revised the regulation. The revised regulation was advertised, and no comments were received. AOBA has provided the Council with additional comments which are attached at © 20-21 and will be highlighted later in this memo.

There is no fiscal impact from the proposed regulation. However, 14 new positions, including 9 Housing Council Code Inspectors were approved as a part of the enactment of Bill 19-15.

Minimum Maintenance Standards and Classifying by Severity (© 5-6)

Maintenance standards are contained in Chapter 26 of the County Code and the supporting regulation (COMCOR). The following is a link to access the Code and COMCOR.

[http://library.amlegal.com/nxt/gateway.dll/Maryland/montgom/preliminaryinformation?f=templates\\$fn=default.htm\\$3.0\\$vid=amlegal:montgomeryco_md_mc](http://library.amlegal.com/nxt/gateway.dll/Maryland/montgom/preliminaryinformation?f=templates$fn=default.htm$3.0$vid=amlegal:montgomeryco_md_mc)

The proposed regulation classifies violations of standards into four categories: (1) Health and Safety Violations; (2) Higher Priority Violations; (3) Medium Priority Violations; and (4) Lower Priority Violations. DHCA will publish a list of violations.

Health and Safety Violations are:

- Violations listed in Section 29-22(b)(1) – see page 1 of this memo
- Violations that caused DHCA to use powers under Section 26-13 (Designation of unfit dwellings and unsafe nonresidential structures; condemnation © 69) and Section 26-15 (Severe conditions and corrective actions © 70).
- Missing, disabled, or non-functioning smoke detectors
- Broken entrance door and/or missing or broken locks
- HVAC system not maintaining a temperature of 68 degrees in heating month¹
- Any other violation designated on the list that meets the requirements of Section 26-13.

Council staff does not have any objection to the classification of violations as provided in the regulation. DHCA can respond to any questions from Committee members regarding the classification of any specific violation.

Methodology for Designating a Troubled Property (© 6-8)

DHCA will assign points based on the severity of each violation to create a “Severity of Violations Score.” They will also determine the average number of violations per unit to create a “Total Number of Violations Score.” The results will then be plotted on a table such as the one shown on © 8 which will then determine which are classified as “troubled properties.”

Council staff is recommending approval of the methodology as proposed. Council staff has not concluded that it will result in a perfect classification but believes that DHCA should use it and present the results in the September 2019 report. Council staff further notes that there is nothing to prevent DHCA from inspecting properties as often as it finds appropriate whether or not the property meets the classification of a troubled property. After some experience, there may be other factors that the Department wants to take into

¹ There are standards for heating but there are currently no standards for cooling for buildings that have central air conditioning.

account, such as the time it takes to remediate violations. Modifications can be made after the analysis is completed and presented to the Executive and Council.

Technical Amendment

Executive regulation 5-17 was sent to the Council with some missing words. The sentence on © 6 in the Severity of Violation Score should read:

The Department will then divide this total number of points by the total number of violations found in the Multifamily Dwelling Units inspected ...

Council staff recommends approval of the regulation with this amendment, which the Executive will transmit before Council action.

Additional Comments from AOBA

As previously noted, DHCA was responsive to the concerns raised by the Apartment and Office Building Association (AOBA) made during its advertisement period. AOBA has provided additional comments that are attached at © 20-21. AOBA is concerned with labeling a property a “troubled property” because it could have a negative impact on the property owner seeking financing, potentially for repairs, and for the residents of the community if there is a stigma attached to the community as being troubled. They suggest the phrase, “properties subject o more frequent inspections.”

“Troubled property” is a term used in Bill 19-15 (©56; Line 84). If the PHED Committee agrees with AOBA’s concern, Council staff will work with the Committee to develop an acceptable alternative and determine if a change in law is required.



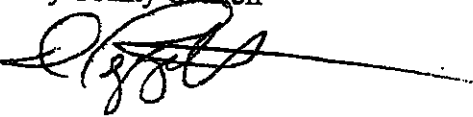
OFFICE OF THE COUNTY EXECUTIVE
ROCKVILLE, MARYLAND 20850

Isiah Leggett
County Executive

MEMORANDUM

October 11, 2018

TO: Hans Riemer, President, Montgomery County Council

FROM: Isiah Leggett, County Executive 

SUBJECT: Proposed Executive Regulation 05-17, Troubled Properties

The purpose of this memorandum is to transmit to you proposed *Executive Regulation 05-17, Troubled Properties*. This executive regulation is related to the landlord-tenants' rights bill I signed into law on December 12, 2016, specifically *Bill 19-15, Landlord-Tenant Relations – Licensing of Rental Housing – Landlord-Tenant Obligations*. This legislation amended *Chapter 29 – Landlord-Tenant Relations* and included a new provision under which the Director of the Department of Housing and Community Affairs (DHCA) must establish under method (2) regulation a system of classifying housing code violations by severity. The Director must then use this system to determine if a rental housing complex is to be classified as a “troubled property” based on the severity and quantity of housing code violations found in the property. Properties designated as “troubled properties” are then subject to annual inspections (as opposed to triennial inspections), as well as the requirement to develop a corrective plan of action for addressing violations.

The first draft of the regulation was published in the June 2017 Montgomery County Register with public comments received through August 1, 2017. The only public comments received were from Ms. Nicola Y. Whiteman, Esq., Senior Vice President of Government Affairs, Apartment and Office Building Association (AOBA) of Metropolitan Washington. Ms. Whiteman's full comments and the department's responses can be found in Attachment 1. Briefly, Ms. Whiteman sought revisions as follows:

- 1) Make a distinction between “poor housekeeping” and “general cleaning” in the proposed point system;
- 2) Clarify the processes by which a property owner will be notified that his/her property has been designated as a “troubled property”, and under which a tenant organization can contest a property's designation; and
- 3) Remove the point category related to the age of property.

Council President Hans Riemer
October 11, 2018
Page 2.

The department accepted these comments and revised the regulation accordingly. Also, the initial draft of this proposed regulation included two other point categories in addition to the severity score based on observed violations. These categories were: 1) an "Age of the Apartment Complex" score; and, 2) a "No Violations Found" score. These two categories were removed in the second draft of the proposed regulation based on AOBA's comments and on an analysis of data collected while testing the proposed methodology using actual housing code inspection data. A further explanation of the reasons for these changes can be found in Attachment 1.

The revised version of the proposed Executive Regulation was published in the September 2018 Montgomery County Register, with comments accepted by the Department until October 1, 2018. No comments were received, and no additional changes are proposed. If you have any questions, please contact Christopher Anderson, DHCA, Chief of the Community Development Division, at 240-777-3713 or via email at christopher.anderson@montgomerycountymd.gov.

IL/cja

Attachments



MONTGOMERY COUNTY EXECUTIVE REGULATION

Offices of the County Executive • 101 Monroe Street • Rockville, Maryland 20850

Subject Troubled Properties	Number 05-17
Originating Department Housing and Community Affairs	Effective Date

Department of Housing and Community Affairs

Montgomery County Regulation on:

TROUBLED PROPERTIES

Issued By: County Executive
Regulation Number: 05-17

Authority: Montgomery County Code, 2014, Section 29-22(b)(2)
Supersedes: N/A
Council Review: Method Two (2) under Code Section 2A-15
Register Volume 35 Issue 9

Comment Deadline: October 1, 2018
Effective Date: _____
Sunset Date: None

SUMMARY:

This regulation sets forth a methodology for designating Troubled Properties under Section 29-22(b)(2) of the Montgomery County Code, based on the severity and quantity of violations of Chapter 26, with rental housing units designated as Troubled Properties being subject to annual inspections and the requirement to develop and implement a corrective action plan under Section 29-22(c).

ADDRESSES:

Information and copies of this regulation are available from the Department of Housing and Community Affairs (DHCA), 1401 Rockville Pike, Fourth Floor, Rockville, MD 20852.

STAFF CONTACT:

Christopher J. Anderson, Chief, Community Development Division, DHCA, Telephone Number 240-777-3713



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Originating Department Housing and Community Affairs	Effective Date

CHAPTER 29. LANDLORD-TENANT RELATIONS — REGULATIONS

[insert the following in entirety below COMCOR 29.30.01 - Establishment of Contractual Obligations for Maintenance Costs in Single Family Rental Units]

COMCOR 29.40.01 Troubled Properties

29.40.01.01 Purpose

The minimum maintenance standards that apartment complexes and buildings with personal living quarters (“rental housing” or “rental housing properties”) must meet are set forth in Chapter 26 of the Montgomery County Code. When the Department conducts a visual assessment of rental housing for compliance with Chapter 26, any violation of the Chapter 26 standards is noted by the Department without distinction as to the severity of the violation, except those violations cited under Section 26-13 and Section 26-15 of the Code. However, for the purposes of meeting the requirements of Section 29-22(b)(2), the Department categorizes and ranks violations in the order of severity, as outlined in this regulation to determine whether rental housing is to be designated as a Troubled Property.

This regulation sets forth a methodology for designating Troubled Properties under Section 29-22(b)(2) of the Montgomery County Code based on the severity and quantity of violations of Chapter 26, with rental housing designated as Troubled Properties being subject to annual inspections and the requirement to develop and implement a corrective action plan under Section 29-22(c).

29.04.01.02 Definitions

Unless defined below, all terms herein have the same meanings as those in Chapter 29 of the Code.

- (a) *Corrective action plan* means a written property maintenance plan prepared by the Landlord of a Troubled Property, that describes in detail the specific actions that the Landlord will take within a specified time schedule to both identify and correct current and ongoing housing code violations in a timely manner and prevent future housing code violations to the greatest extent possible.
- (b) *Troubled Property* means rental housing which, because of the severity and quantity of violations under Chapter 26, is subject to annual inspections by the Department and requires the development and implementation of a corrective action plan.

29.04.01.03 Classifying Violations by Severity

- (a) The Department shall maintain and publicize a list of violations (“violations list”) with an assigned level of severity for each violation based on the four categories described below. The violations list may, by Executive Order, be revised periodically for completeness and clarity.
- (b) *Health and Safety Violations.* Health and Safety Violations are generally those that present an imminent or immediate risk to tenants including, but not limited to:



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- (1) Those violations listed in Section 29-22(b)(1) of the Code;
- (2) Violations which cause the Department to exercise the powers delineated in Section 26-13 and Section 26-15 of the Code;
- (3) Missing, disabled, or non-functioning smoke detectors;
- (4) Broken entrance doors and/or missing or broken locks;
- (5) HVAC system not maintaining a temperature of 68 degrees in heating months; or
- (6) Any other violation designated on the violations list maintained by the Department. Unless the magnitude of a violation necessary to meet the level of a health and safety violation is specified in the Code or regulation, a violation must meet the requirements of Section 26-13(a) of the Code in order to achieve the designation of a health and safety violation.

(c) *Higher Priority Violations.* Higher Priority Violations are generally those that do not present an imminent or immediate risk to tenants' health or safety, but require more substantial and expensive repairs, including but not limited to:

- (1) Damage to interior doors and/or door locks;
- (2) Major wall damage;
- (3) The limited presence of mold that does not meet the standard set in Section 26-13(a)(3) of the Code;
- (4) Overcrowding;
- (5) Infestation not rising to the level established in Section 29-22(b)(1)(a);
- (6) Non-functioning or inadequately functioning major appliance, such as a refrigerator not cooling, or a stove not heating, to the required temperature;
- (7) Other damage to windows not related to egress;
- (8) Missing address indicators; or
- (9) Any other violation designated on the violations list maintained by the Department.

(d) *Medium Priority Violations.* Medium Priority Violations are generally those related to ongoing maintenance issues including, but not limited to:

- (1) Poor housekeeping presenting conditions conducive to infestation and/or accidents;
- (2) Faucet leaks and other non-emergency plumbing repairs;
- (3) Minor wall and/or tile repairs;
- (4) Carpet damage;
- (5) Deteriorated refrigerator gaskets;
- (6) HVAC system requiring general maintenance; or
- (7) Any other violation designated on the violations list maintained by the Department.



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(e) *Lower Priority Violations.* Lower Priority Violations are generally those of a superficial or cosmetic nature including, but not limited to:

- (1) Interior walls and ceilings requiring general painting, scraping and preparation;
- (2) Lights and light covers in need of repairing or replacing;
- (3) Window blinds in need of repairing or replacing;
- (4) Broken or damaged toilet seat;
- (5) Broken or damaged bathroom towel rack and/or toothbrush holder;
- (6) Bathtub in need of re-glazing and/or repairing grout and caulking; or
- (7) Any other violation designated on the violations list maintained by the Department.

(f) The quantity and severity of violations under each category necessary to designate rental housing as a Troubled Property is set forth in Section 29.04.01.04 of this regulation.

29.04.01.04 Designating Troubled Properties

(a) After an inspection of rental housing and based on the inspection findings, the Department shall calculate two scores to be assigned to each rental property based on the following criteria:

- (1) The severity of the violations found in the rental housing (the Severity of Violations Score, or "SV Score");
- (2) The total number of violations found in the rental housing (the Total Number of Violations Score, or "TV Score");

(b) *Severity of Violations ("SV") Score.*

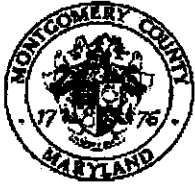
(1) The Severity of Violations score shall be based on the following point system:

- (i) Five (5) points for each Health and Safety Violation found;
- (ii) Three (3) points for each Higher Priority Violation found;
- (iii) Two (2) points for each Medium Priority Violation found;
- (iv) One (1) point for each Lower Priority Violation found.

Violations found in the

(2) The Department will assign the appropriate point value to each violation based on its severity and will add the points together to calculate the total number of points. The Department will then divide this total number of points by the total number of Multifamily Dwelling Units inspected to determine an average number representing the Severity of Violations ("SV") Score for that rental housing.

(c) *Total Number of Violations ("TV") Score.* The Department will divide the total number of violations found in the rental housing by the total number of Multifamily Dwelling Units inspected to determine an



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average number of violations per unit which will be the Total Violations ("TV") Score for that rental housing.

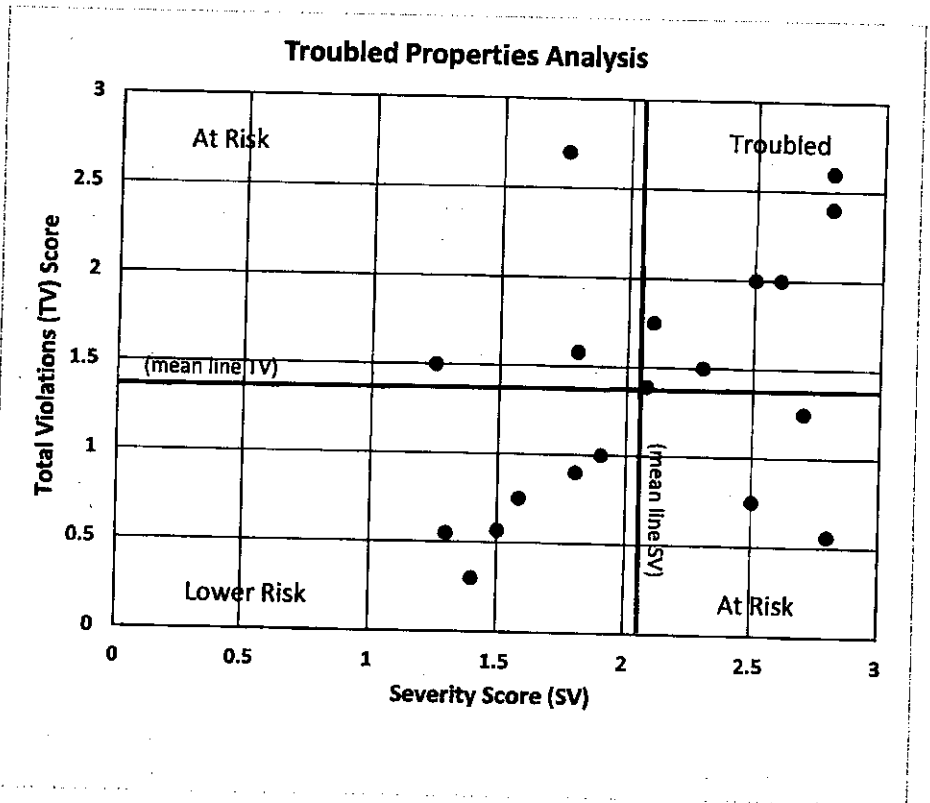
- (d) On or about July 1, 2019, the Department shall analyze the results of inspections of rental properties that were conducted on or after January 15, 2017 according to the method described below. Thereafter, the Department will conduct this analysis annually for those rental properties inspected within the preceding 12-month period.
- (e) The SV Score and the TV Score for each rental property shall be plotted as two coordinates on an "X-Y scatter graph" where the X-axis (horizontal) represents the property's SV Score, and the Y-axis (vertical) represents the property's TV Score (an illustration of such a graph is provided below).
- (f) The coordinates for all rental properties shall be plotted on this graph to show the relative position of each rental property in relation to every other rental property based the quantity and severity of its violations.
- (g) Additionally, the Department shall calculate the mean TV Score and the mean SV Score for all rental properties. These mean values shall be plotted as points on the X-axis (representing the average severity of all violations across all properties) and the Y-axis (representing the average number of total violations across all properties), respectively.
- (h) The graph shall then be divided into four quadrants by drawing a line perpendicular to each axis (the "mean line"), beginning at the mean score on each axis and ending at a point parallel to the endpoint of each axis. Each quadrant contains the coordinates of properties with certain characteristics:
 - (1) The northwest quadrant (upper left) represents rental properties with a higher than average number of violations, and violations of a relatively lower level of severity;
 - (2) The northeast quadrant (upper right) represents rental properties with a higher than average number of violations, and violations of a relatively higher level of severity;
 - (3) The southeast quadrant (lower right) represents rental properties with a lower than average number of violations, and violations of a relatively higher level of severity; and,
 - (4) The southwest quadrant (lower left) represents rental properties with a lower than average number of violations, and violations of a relatively lower level of severity (please refer to the illustration below).



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- (i) Those rental properties whose coordinates are located within or touching any boundary of the northeast quadrant shall be designated as Troubled Properties.
- (j) Those rental properties whose coordinates are located within the northwest or southeast quadrant shall be considered "at-risk" properties commensurate with their coordinates proximity to the northeast quadrant containing Troubled Properties. The Director shall exercise his or her discretion to inspect these properties more frequently than once every three years to monitor the properties and encourage the Landlords to avoid Troubled Properties designation.
- (k) Within 30 days of the Department's designation of a rental property as a Troubled Property, the Department shall provide written notice of such designation to the Landlord. The Department may include any supporting documentation deemed necessary to support or explain that designation. The written notice should also include:

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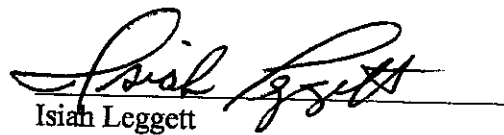


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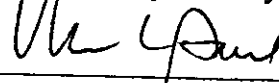
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- (1) The date established by the Department of the upcoming annual inspection of all dwelling units in the rental property;
 - (2) The requirement for, and description of, a corrective action plan which must be submitted to the Department prior to the date of the above annual inspection;
 - (3) The requirements of Section 29-22(e), including the requirement to submit quarterly maintenance logs to the Department, effective as of the date of the written notice;
 - (4) The remedies available under Section 29-25 and Section 26-16 of the Code if the Landlord fails to comply with the requirements of all applicable laws.
- (l) Beginning on or about July 1, 2019, the Department will inspect every Troubled Property at least once within the succeeding 12-month period, as measured from the date all previously identified violations from the most recent inspection of the rental housing complex have been corrected and the case file for that property is closed. So long as a rental housing remains a Troubled Property, the Department will inspect the complex at least once within each succeeding 12-month period until the rental housing is no longer designated as a Troubled Property.
- (m) Rental housing designated as a Troubled Property may have that designation removed at such time as the Director determines that the corrective action plan for the rental housing has been successfully completed and the property's SV and TV scores are no longer located in the upper northeast quadrant of the X-Y scatter graph.


 Isiah Leggett
 County Executive

Date: Oct 11, 2018

Approved as to Form and Legality
 Office of the County Attorney

By: 

Date: 10-9-18

**Public Comments Received on First Draft of Proposed Executive Regulation 05-17,
Troubled Properties, as advertised in the June 2017 Montgomery County Register,
Volume 34, Issue 6**

Commenter – Ms. Nicola Y. Whiteman, Esq., AOBA

Comment 1: Make a distinction between “poor housekeeping” and “general cleaning” in the proposed point system.

Department’s Response: Accepted in part. The first draft of the regulation contained two similar violations related to poor housekeeping and uncleanliness, each with a different level of severity and point scores. For clarity, the department combined the two categories as a “medium priority violation” with a score of two points. AOBA is concerned that the property owner accrues two points when this violation is cited in an individual unit (as opposed to a common area). It is the department’s position that a property owner bears the ultimate responsibility for maintaining cleanliness throughout the property, both in general areas and within individual units. While the department does not expect a landlord to provide housekeeping to tenants, a landlord is expected to be aware of tenants whose housekeeping practices (or lack thereof) present a potential problem for other tenants and the property as a whole. In short, the landlord should address tenants’ poor housekeeping practices before the department observes the violations during its inspection.

Comment 2: Clarify the processes by which a property owner will be notified that his/her property has been designated as a “troubled property”, and under which a tenant organization can contest a property’s designation.

Department’s Response: Accepted. The department has added additional information to clarify the notification process in the final proposed draft. The department also removed the provision giving recognized tenant organizations the ability to challenge a property’s designation (presumably the tenants would challenge the finding that a particular property was not “troubled”). This was done because the overall methodology for designating properties as outlined in this regulation is based on empirical data collected during the physical inspection of the property and a mathematical analysis of that data. The proposed system attempts to establish a transparent process that can be applied fairly and equally to all rental properties in the county. The provision related to tenant organizations is a variable unrelated to empirical data analysis that could alter results based on factors unrelated to physical condition.

Comment 3: Remove the point category related to the age of property.

Department’s Response: Accepted. The first draft of the regulation included a separate point category related to the age of the rental property under the assumption that older properties were more likely to have violations. AOBA challenged this assumption by stating that many older rental properties invest heavily and continually to maintain their physical condition, and that age

alone was an arbitrary variable when it comes to housing code violations. The department verified that this was accurate by testing the proposed point system based on inspections conducted in 2017. The results indicated that there was no correlation between the age of building and the number or severity of violations (in fact, the points related to age served to dilute the impact of the severity index point system in some cases). For these reasons, the department removed this point category in the final draft of the proposed regulation.

The first draft also proposed a system to deduct points from properties based on the number of units without any observed violations. However, by analyzing test data in conjunction with CountyStat staff, the department determined that the lack of violations was actually accounted for through the severity index point system; therefore, giving additional points for no violations over-compensated these properties (in effect, gave it “double credit” for units with no violations). For this reason, the department removed this point category in the final proposed draft.



**COMMENTS OF THE APARTMENT AND OFFICE BUILDING ASSOCIATION OF
METROPOLITAN WASHINGTON ON THE
DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS'
PROPOSED MCER NO. 5-17**

Nicola Y. Whiteman, Esq.
Senior Vice President of Government Affairs
Apartment and Office Building Association of Metropolitan Washington
1025 Connecticut Avenue Ave, NW, Suite 1005 | Washington, DC 20036
Phone: (202) 296-3390 | E-mail: NWhiteman@aoba-metro.org

AUGUST 1, 2017

29.04.01.03 CLASSIFYING VIOLATIONS BY SEVERITY

(d) Medium Priority Violations are generally those related to ongoing maintenance issues including, but not limited to: (1) Poor housekeeping;

(e) Lower priority violations are generally those of a superficial or cosmetic nature including, but not limited to: ... (2) General cleaning;

AOBA COMMENTS: AOBA encourages the Department of Housing and Community Affairs (DHCA) to provide greater clarity regarding the clear distinction between “poor housekeeping,” which it proposes to classify as a “medium priority violation” and “general cleaning” which will be considered a “lower priority violation.”

How does DHCA define “poor housekeeping? Additionally, will DHCA cite the resident **OR** housing provider?

For example, where poor housekeeping resulted from the tenant’s behavior, will the agency assess two points per 29.04.01.04 (b)(iii)?

BACKGROUND

DHCA Housing Code Enforcement Handbook, March 2017:

- **Page 6 | Good housekeeping practices by tenants** is required under the County's housing code. Good housekeeping contributes to a safe and healthy home and apartment building."

- **Page 10 | Infestation:** The single most important factor in controlling vermin is using good housekeeping practices that eliminate food sources or habitats in which vermin live and breed. To reduce the presence of vermin in and around the home, **owners and tenants** should:
 - Clean food preparation and eating areas after each meal by placing food scraps down a garbage disposal or in a trash receptacle with a tight-fitting lid, wiping down surfaces, and sweeping the floor;
 - Store food in containers with tight fitting lids, and clean up any spilled food found in a cupboard, cabinet, or food storage closet;
 - Do not leave extra dog or cat food out after a pet's feeding time;

DHCA letter to County Executive, January 13, 2017, page 6 ("Another example of a tenant caused violation is related to poor housekeeping practices that can attract vermin. In these cases, DHCA staff can work with tenants and landlords to foster better general housekeeping techniques.")

Montgomery Co. Code Sec. 29-29. Obligations of tenants. Each tenant must, in addition to all other applicable legal requirements:

- (a) Keep that part of the premises that the tenant occupies and uses as clean, sanitary, and safe as the conditions of the premises permit. A tenant of a single-family dwelling unit must cut any grass and weeds periodically and must not allow grass and weeds to grow more than 12 inches high.
- (b) Dispose from the dwelling unit all rubbish, garbage and other organic or flammable waste in a clean and sanitary manner. A tenant of a single-family dwelling unit also must provide and maintain appropriate receptacles to remove ashes, rubbish, and garbage.
- (c) Keep all plumbing fixtures as clean and sanitary as their condition permits.
- (d) Properly use and operate all electrical and plumbing fixtures.
- (e) Not permit any person on the premises with the tenant's permission to willfully or wantonly destroy, deface, damage, impair, or remove any part of the structure or dwelling unit or the facilities, equipment, or appurtenances.
- (f) Comply with all covenants, rules, and requirements that are brought to the attention of the tenant, that the tenant consents to in writing, and that are reasonably necessary to preserve the property of the landlord, other tenants, or any other person. S

Montgomery Co. Code Sec. 29-30. Obligations of landlords.

- (a) Each landlord must reasonably provide for the maintenance of the health, safety, and welfare of all tenants and all individuals properly on the premises of rental housing. As part of this general obligation, each landlord must:

- (1) Comply with all applicable provisions of any federal, state, or county law or regulation governing the maintenance, construction, use, or appearance of the dwelling unit and common areas.
 - (2) **Keep all areas of the building, grounds, facilities, and appurtenances in a clean, sanitary, and safe condition.**
 - (3) Make all repairs and arrangements necessary to put and keep the dwelling unit and the appurtenances in as good a condition as they were, or should by law or agreement have been, when the tenancy began. However, a lease for a single-family dwelling unit may provide that a tenant must pay, up to a maximum annual amount set by executive regulation, for the costs of maintenance of the dwelling unit, but not for replacement of or repairs to structural elements of the building, major appliances, or electrical, plumbing, heating, or air conditioning systems unless replacement or repair of these items is required because of actions of the tenant or any person for whom the tenant is legally responsible.
 - (4) Maintain all electrical, plumbing, and other facilities and conveniences supplied by the landlord in good working order.
 - (5) Supply and maintain appropriate receptacles to remove trash, and pay for its frequent removal. However, the landlord of a single-family dwelling unit must pay for the frequent removal of trash, but need not provide or maintain appropriate receptacles. A lease for a single-family dwelling unit may require a tenant to pay for trash collection service if that service is provided directly by a private trash hauler and the dwelling unit is not located in a County collection district.
 - (6) Supply water and hot water as reasonably required by the tenant and adequate heat as required by Chapter 26. In a dwelling unit located in a common ownership community, the landlord must provide water, hot water and adequate heat to the extent that the landlord is responsible for providing these services. This subsection does not impair any provision in a lease that obligates a tenant to pay for gas, heating oil, electricity, water, or sewer service that the tenant uses.
 - (7) For each unit in a building constructed before July 1, 1978, and for which units are not individually metered, provide the tenant with all information required under the Public Utilities Article of the Maryland Code and applicable COMAR provisions governing:
 - (A) electric and gas submeters; and
 - (B) energy allocation systems.
 - (8) Display in the lobby, vestibule, rental office, or other prominent public place on the premises, a sign in a form approved by the Director that includes information in English, Spanish, French, Chinese, Korean, Vietnamese, and other languages as determined necessary by the Director, about:
 - (A) filing a complaint under this Chapter; and
 - (B) the retaliatory practices prohibited under this Chapter.
- (b) If the duty imposed by subsection (a)(1) is incompatible with, or greater than, a duty imposed by any other part of this Section, subsection (a)(1) governs. (c) Subsections (a)(2) and (a)(5) do not apply to a dwelling unit located in a condominium or cooperative housing structure.

29.04.01.04 – DESIGNATING TROUBLED PROPERTIES AS FOLLOWS:

SUBPARAGRAPH (E) - PROPERTY AGE:

AOBA COMMENTS: AOBA is concerned about the proposal to automatically assess higher points based on the age of a property. There are many AOBA members with older portfolios who have invested many millions of dollars to maintain their properties at a very high level. These same properties should not, therefore automatically draw a 2 or 3 point penalty without regard to their actual condition. A fifty year old property that is well maintained could very easily be in better condition and built to a higher quality than some of the newer frame properties built to the lowest standards today. The proposal assume no or few violations at newer properties when violations can in fact be found at such properties.

Additionally, the proposed point system for the age of the property should not mirror the points that can be assessed for serious violations, for example.

POINTS	SEVERITY OF VIOLATION	AGE OF BUILDING
5	Health and Safety Violation	N/A
3	Higher Priority Violation	Properties greater than 51 years old
2	Medium Priority Violation	Properties 36-50 years old
1	Lower Priority Violations	Properties 16 to 35 years old
0	N/A	Properties 15 years old or less

AOBA RECOMMENDATION:

29.04.01.04(a) Designating Troubled Properties:

(a) (i) After an inspection of rental housing and based on inspection findings, the Department shall calculate a Total Property Score to be assigned to that rental housing based on the four criteria below.

- (1) The severity of the violations found in the rental housing;
- (2) The total number of the violations found in the rental housing; and
- (3) The total number of Multifamily Dwelling Units in which no violations were found in the rental housing;
- (4) The age of the rental housing;

(ii) The Department may calculate a score based on the age of the rental housing as described in Section 29.04.01.04(b).

29.04.01.04(e) Property Age ("PA") score.

(a) The Department ~~will~~ may assign points based on the age of the rental housing according to the following system:

- (1) Three (3) points for properties greater than 51 years old;
- (2) Two (2) points for properties aged between 36 and 50 years old;
- (3) One (1) point for properties aged between 16 and 35 years old;
- (4) No points for properties aged 15 years or less.

(b) The Department may assess points under subsection (a) only if it determines that the age of the property in addition to the severity and quantity of violations at the property warrant the agency exercising its authority for designating Troubled Properties.

Background:

Montgomery County Code Sec. 29-22. Inspection of rental housing. (b) The Director must inspect, at least once each year, any rental housing which, after inspection, the Director:

- (2) determines to be a troubled property, under a procedure established by method (2) regulation that:
 - (1) classifies violation types by severity; and (2) rates properties by:
 - (i) severity of violations; and (ii) quantity of violations.

DHCA letter to County Executive, January 13, 2017, page 4 (“DHCA also proposes to use certain code enforcement data and building characteristics (referred to as “indicators”) to focus on those buildings that *might* require closer scrutiny and/or immediate attention. While some of these indicators, such as building size and age, do not necessarily equate with maintenance or condition issues, their inclusion may be helpful as DHCA prioritizes its inspection over time...”

Subparagraph (l) Appeal process:

AOBA COMMENTS:

- **Notification of owner:** How and when will DHCA notify an owner/manager that a property has been designated a Troubled Property? Note that Sec. 29.04.01.04(h) specifies that a property will receive this designation based on the methodology described in the previous subsections but does not describe notification to the owner.
- **Appeals:**
 - How will a housing provider or tenant organization contest a property’s designation as a Troubled Property?
 - Will the notice of the Troubled Property designation describe the:
 - basis for the “Troubled Property Designation; and the
 - process and applicable deadlines for an appeal, including the proposed

45-day period in which DHCA must respond and issue a decision? See Sec. 29.04.01.04(1).

- How does DHCA define Tenant Organization for purposes of asserting appeal rights under Sec. 29.04.01.04?
- Can two tenants, for example, appeal the designation as a Tenant Organization?

See Montgomery County Code Sec. 53A-2. Definitions. (h) *Tenant organization* means an association of tenants of rental housing that: (1) represents tenants of at least 30 percent of the occupied units in the rental housing; and (2) is certified by the Department according to Executive regulations.

Fiscal Impact Statement
Executive Regulation 5-17
Troubled Properties – Department of Housing and Community Affairs

1. Executive Regulation Summary.

Executive Regulation 5-17 sets forth a methodology for designating Troubled Properties under Section 29-22(b)(2) of the Montgomery County Code, based on the severity and quantity of violations of Chapter 26, with the rental housing being subject to annual inspections and the requirement to develop and implement a corrective action plan under Section 29-22(c).

2. An estimate of changes in County revenues and expenditures regardless of whether the revenues or expenditures are assumed in the recommended or approved budget. Includes source of information, assumptions, and methodologies used.

There is no fiscal impact to County revenues or expenditures for establishing a methodology to designate Troubled Properties. Establishing this methodology is a requirement of Bill 19-15.

3. Revenue and expenditure estimates covering at least the next 6 fiscal years.

See #2. Executive Regulation 5-17 does not impact revenues or expenditures.

4. An actuarial analysis through the entire amortization period for each regulation that would affect retiree pension or group insurance costs.

Not Applicable.

5. Later actions that may affect future revenue and expenditures if the regulation authorizes future spending

Not Applicable.

6. An estimate of the staff time needed to implement the regulation.

None.

7. An explanation of how the addition of new staff responsibilities would affect other duties.

Not Applicable.

8. An estimate of costs when an additional appropriation is needed.

None.

9. A description of any variable that could affect revenue and cost estimates.

None.

10. Ranges of revenue or expenditures that are uncertain or difficult to project.

None.

11. If a regulation is likely to have no fiscal impact, why that is the case.

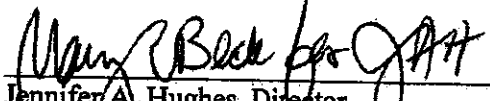
See #2. Executive Regulation 5-17 has no fiscal impact.

12. Other fiscal impacts or comments.

Not Applicable.

13. The following contributed to and concurred with this analysis (enter name and dept.)

Tim Goetzing, Department of Housing and Community Affairs
Chris Anderson, Department of Housing and Community Affairs
Pofen Salem, Office of Management and Budget



Jennifer A. Hughes, Director
Office of Management and Budget

5/22/17

Date



**COMMENTS OF THE APARTMENT AND OFFICE BUILDING ASSOCIATION OF
METROPOLITAN WASHINGTON ON THE
DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS'
PROPOSED MCER NO. 5-17**

Nicola Y. Whiteman, Esq.
Senior Vice President of Government Affairs
Apartment and Office Building Association of Metropolitan Washington
1025 Connecticut Avenue Ave, NW, Suite 1005 | Washington, DC 20036
Phone: (202) 296-3390 | **E-mail:** NWhiteman@aoba-metro.org

FEBRUARY 6, 2019

The Apartment and Office Building Association of Metropolitan Washington (AOBA) is a non-profit trade association whose members include owners and managers of more than 112,000 apartment units and over 33 million square feet of office space in suburban Maryland, of which more than **57,000 apartment units and over 24 million square feet of office space are located in Montgomery County.**

AOBA members share a commitment to providing safe and quality housing for the numerous tenants residing in their communities. As the County moves forward with implementation of the new inspection protocol, AOBA submits the following comment on proposed Executive Regulation MCER 5-17 Troubled Properties for consideration by the Planning, Housing, and Economic Development (PHED) Committee at its **Feb. 11, 2019 worksession.**

Classification of Frequently Inspected Properties

Just as most tenants are responsible residents, the majority of housing providers are committed to maintaining livable communities. Indeed, AOBA supports the vigorous and even-handed enforcement of the County housing code to ensure a quality of life for all residents living in rental communities. However, AOBA remains concerned about the use of the phrase “troubled property” and recommends that the PHED Committee rename the regulations “properties subject to more frequent inspections.”

The proposed "troubled property" designation is harmful to both residents and housing providers. The County should be concerned about the stigma that will attach to communities, some of which might be home to low-income residents, that receive this designation and what this means for residents living in those communities. Additionally, what impact will this classification have on properties seeking to refinance or in many cases, funding for necessary repairs? AOBA members, for example, are often in a position of either purchasing or assuming management of a property which was not adequately maintained by a previous owner/manager. The AOBA member company is then charged with repositioning the property and making the necessary repairs to raise the standard of living at those communities. AOBA is concerned that the regulation as currently proposed may discourage such investment, or at a minimum, make such transactions more costly. The phrase could also hamper the ability of housing providers to lease units, a critical revenue source for maintaining a community.

Referencing "properties subject to more frequent inspections" is consistent with the intent of the program to subject properties which meet a certain threshold based on the severity and quantity of violations to a higher standard. Notably, the higher standard will include not only more inspections, but perhaps more importantly, a process for ensuring that the cited conditions are abated in accordance with a corrective action plan. We all benefit, when residents reside in safe and habitable homes.

HOUSING & CA



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DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

Isiah Leggett
County Executive

Clarence J. Snuggs
Director

MEMORANDUM

September 11, 2018

RECEIVED
MONTGOMERY COUNTY
GOVERNMENT

2018 SEP 12 PM 3:32

TO: Hans Riemer, President
Montgomery County Council

FROM: Clarence J. Snuggs, Director
Department of Housing and Community Affairs (DHCA)

SUBJECT: Report Required under Section 29-6(h) of the Montgomery County Code Related to
Rental Housing Inspections for the Period July 1, 2017 through June 30, 2018

Introduction

County Executive Isiah Leggett signed Bill 19-15 into law on December 12, 2016. As per the requirements of the law, the Director of the Department of Housing and Community Affairs (DHCA) must submit a report related to rental housing inspections to the County Executive and County Council under Section 29-6(h) for the period from July 1 through June 30 of each year, to include:

- The addresses of each property inspected during the prior fiscal year
- The addresses of each property that has been inspected or scheduled to be inspected on an annual or triennial basis during the current fiscal year.
- For each property inspected, the following information:
 - A summary of violations found
 - Number found
 - Number corrected
 - Type of violations
 - The status of any incomplete inspections
- For each property required to have a corrective action plan under Section 29-22 in the prior fiscal year or during the current fiscal year, the following information:
 - Violations found
 - Violations corrected
 - The status of corrective action plan
- The number of citations issued to each landlord during the prior and current fiscal year
- The amount of fines collected from each landlord during the prior and current fiscal year
- The number of calls to the County concerning rental housing complaints by language of the caller.

Office of the Director

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This document constitutes the Director's report under the above provision of the law. In this document, DHCA will explain its inspections conducted during this period, the methodology for the above items, and an update on other activities related to the implementation of Bill 19-15.

Data Required Under Section 29-6(h)

Properties Inspected in FY18 and Inspection Results

The addresses of each property inspected during the prior fiscal year, and the required information on each property inspected, can be found in Attachment 1. Please note that there are rarely, if any, incomplete inspections; however, there may be violation corrections that are incomplete due to several factors. When applicable, a status update for incomplete violation corrections is provided in the detailed data included as part of Attachment 1.

In summary, the total number of multi-family properties inspected in FY18 was 279, representing 9,464 individual rental units. The percentage of units in properties inspected included a sampling that ranged from 25% to 100%, for those properties with a history of numerous violations.

A detailed summary of violations cited is over 300 pages long; therefore, the information required in the law can be viewed in an electronic format on DHCA's eProperty website address by entering the property address (street numbers and street name only), name of the complex, case number, and/or rental license number. (a sample summary page is included as Attachment 2). The website address is:

<http://apps.montgomerycountymd.gov/dhca-eproperty>

Properties Scheduled to be Inspected in FY 2019

In FY17, DHCA began its focused inspections on smaller complexes without professional management. In FY18, DHCA continued its inspections of the remaining small complexes and begin to move into the larger garden style complexes. The Department also inspected selected larger high-rises complexes that have been brought to our attention as needing an inspection. A list of the complexes to be inspected during FY19 is included as Attachment 3.

Properties Requiring a Corrective Plan of Action

A corrective plan of action is associated with properties identified as "troubled", and the process and methodology for identifying properties as "troubled properties" subject to annual inspections is under development by the Department (please see discussion of Executive Regulation 05-17 below). For this reason, no properties have yet been officially identified as "troubled properties" as defined under Bill 19-15.

However, based on inspections that have been conducted over the last fiscal year, several properties have been identified as needing annual inspections. A list of these properties can be found as Attachment 4, and include properties such as Flower Branch Apartments, Northwest Park, Charter House, and Kensington House. A more extensive list of properties will be identified over the next year and included in the FY19 report.

Number of Citations and Amount of Fines Collected

The primary goal of DHCA's housing code inspectors is to ensure compliance with the County's housing laws and safety standards. To that end, DHCA achieves a high level of compliance from the owners and managers of multi-family rental complexes without the need to issue citations to the property owners. Inspectors recognize that having the landlord correct a deficiency for the benefit of the tenant is the most desirable outcome, and a low level of citations and court cases indicates that a high level of compliance is being achieved. A citation that leads to the need for a court hearing indicates that a needed repair may not be made for several months while waiting for a hearing. For this reason, the number of citations issued, and fines collected from the owners of multi-family rental complexes has been consistently low.

As stated, most owners make the required corrections and as a result, citations are dismissed prior to the court hearing. During FY18, DHCA issued 51 citations to 12 multi-family rental buildings for failure to make repairs; ultimately, 12 citations were dismissed in court because the owner completed the repairs prior to appearing in court. DHCA currently has 40 citations to 7 multi-family rental building awaiting court dates.

Calls to the County Concerning Rental Housing Complaints by Language of the Caller

The total number of Service Requests created by the County's 3-1-1 call center for "Housing Code Enforcement and Landlord Tenant Complaints" based on preferred language are as follows:

Type of Call	Preferred Language: English	Preferred Language: Spanish	Preferred Language: Other *	Total Number of Calls by Language
Bill 19-15	5	1	0	6
DHCA Housing Code Enforcement	6,312	401	535	7,248
DHCA Landlord Tenant Affairs	7,130	472	594	8,196
TOTAL	13,447	874	1,129	15,450

(Source: 3-1-1 call center for the period 7/1/17 through 6/30/18)

* Other languages primarily include French, Korean, Chinese, or Vietnamese.

Update on Bill 19-15 Implementation

Staff Hiring

A total of fourteen new positions were approved in the FY18 budget to assist in implementing the provisions of Bill 19-15. The positions are shown below:

- 9 Housing Code Inspectors
- 1 Program Manager II (Supervisor)
- 1 Outreach and Education Coordinator
- 1 Program Specialist (Licensing)
- 1 Principal Administrative Aide
- 1 IT Specialist

To date, all positions have been filled except the Outreach and Education Coordinator. DHCA has completed interviews for that position and expects to fill it soon.

Standardized Inspections and Ensuring Consistency

A standing “multifamily team” has been created within the Housing Code Enforcement Section consisting of 9 inspectors and one supervisor (other inspectors may be called in as necessary to assist with larger complexes). The county has been divided evenly into 9 quadrants based on total number of rental units. All multifamily complaints and scheduled inspections will be assigned to an inspector based on the ADC map coordinates and matching quadrant. This will provide inspection staff the ability to gather the history of a complex and will enable inspectors to advise other staff that may assist in a complex-wide inspection of any recurring issues to look for during their inspection.

A standard inspection process has been established for the multifamily team to ensure consistency among the group of inspectors. Training in this process covers all aspects from the communication with the property managers, to scheduling inspections, and to the inspection process itself. The team meets monthly for training and group discussions which also benefit this team.

Additional training on the “Practical Approaches to Mold in the Home”, including a power point presentation and discussion, was presented to DHCA inspectors by staff with the Department of Environmental Protection. Additionally, the State of Maryland passed Senate Bill 969 requiring smoke alarms to be sealed with a 10-year battery, a silence/hush button, the replacement of any detectors more than 10-years old from the date of manufacturing. House Bill 849 was passed which requires carbon monoxide alarms to be installed in all rental units that have fossil fuel burning appliances and/or a fireplace. Staff has been actively enforcing both new laws to ensure compliance.

Finally, the Housing Code Enforcement Section is working on several Standard Operating Procedures (SOP) to assist with ensuring consistencies within the section.

Mobile Device/Tablet Field Inspection Application

To increase inspection efficiency, DHCA-IT developed a native iOS application (“app”) which has been installed on inspectors’ iPhones and iPads. The app improves data quality by minimizing data entry steps and by eliminating the need to be online while carrying out an inspection.

The app provides contact information, as well as any notes and 311 service requests. All violations during an inspection can be viewed or entered on these devices. The information entered when conducting inspections has been developed as a drop-down list, thereby ensuring data entry consistency. The inspection data will be synchronized with the main database upon completion of an inspection, to generate Notice of Violations or other standard letters more efficiently. A severity indicator has been established for each violation and will be used to determine the complexes that will be potentially placed on a Troubled Property list (as per Executive Regulation 05-17, discussed below). DHCA is currently fine-tuning this process with our IT staff to assist in designating “troubled properties”.

Executive Regulations

Executive Regulation 02-17 establishing a re-inspection fee and setting guidelines for charging the fee was approved by the Council on July 18, 2017; this executive regulation is currently being implemented in conjunction with upgrades to the database and code case creation system. Executive Regulation 03-18AM, “Repair and Deduct” was approved by the Council on July 24, 2018.

Proposed Executive Regulation 05-17 establishing the criteria and methodology of designating a property as a "troubled property" was originally published in the June 2017 Montgomery County Register. Based on the public comments received, as well as statistical input and analysis provided by CountyStat staff and empirical information collected during the first year of the intensive inspection regime, a re-drafted version of this executive regulation is being published in the September 2018 Montgomery County Register. If no further substantial changes are required, DHCA expects that the County Executive will transmit this executive regulation to the Council for review in October 2018. If approved, the guidelines and process for designating "troubled properties" will be in place on July 1, 2019 as required by Bill 19-15.

Webpage

DHCA continues to work with its IT staff and CountyStat staff to develop a website where the data collected through multifamily inspections will be accessible in real-time to increase the public's awareness of the inspection findings for any particular building.

"Renters Have Rights" Campaign

On September 7, 2017 at Pooks Hill Tower and Courts Apartments, County Executive Leggett, joined by Council Members Reimer, Elrich, Huckler, Floreen, and DHCA Director Clarence Snuggs, to launch a "Renters Have Rights" campaign of stepped-up inspections and outreach to tenants. The purpose of this campaign is to inform renters that they have a voice and that the County Department of Housing and Community Affairs (DHCA) is here to listen and assist.

The "Renters Have Rights" outreach campaign directs people to call 3-1-1 to learn how Montgomery County can provide free, confidential, anonymous help to ensure housing safety, mediate conflicts, and otherwise advocate for tenants. The campaign messaging included the following messaging:

- A "Renters Have Rights" press conference, which garnered extensive radio/TV broadcast coverage including NBC4, Tiempo Latino, Radio America, the Washington Post, Bethesda Beat, the Sentinel and other local print outlets. Several "Renters Have Rights" interviews were conducted with the DHCA Director and the Outreach Manager in English and Spanish. These were broadcasted via County Report This Week and Montgomery al Dia and promoted on social media.
- 120,000 subscribers to the County's e-blast (Paperless Airplane) received "Renters Have Rights" outreach information.
- 13,000 bilingual flyers were distributed at libraries, schools, community centers, recreation centers, health centers, regional service centers, grocery stores, local ethnic stores, community meetings and nonprofit organizations. Government representatives from the State of Maryland, City of Gaithersburg, City of Takoma Park and City of Rockville helped to distribute flyers through additional networks.
- 4,500 bilingual Tenant Rights Doorhangers were hung in selected multifamily communities.
- 3,800 press release subscribers received communications at each stage of the effort, including the launch of the tenant rights website, notices when tenant rights resources were available in six languages, and the launch of "Renters Have Rights" outreach campaign.

- 700 lobby signs were posted prominently in every multifamily apartment building in six languages.
- 700 posters were posted in County facilities, including libraries, community centers, recreation centers, health centers, regional service centers, grocery stores, local ethnic food stores, community meetings and nonprofit organizations.
- 500 interior bilingual advertisements were posted in Ride On buses (English, Spanish)
- 60 bus tail ads were posted on the exterior of 60 Ride On buses
- 60 bilingual ads were posted at bus shelters along major roadways
- 25 outreach events were held with tenant groups, organized by nonprofit and community organizations (English and Spanish language), where the Landlord-Tenant booklets were distributed and discussed. DHCA reached a total of 2,250 tenants at these events.
- DHCA provided outreach to 45 community leaders (faith-based, nonprofit, etc.) to describe the new tenant rights and responsibilities and share print and online resources for distribution to their communities.
- Nonprofit organizations also shared campaign information with their communities. These partners included Housing Initiative Partnership, Latino Economic Development Center, Asian-American Housing Counseling, Maryland Legal Aid, Coalition for the Advancement of Financial Education, Spanish Speaking Community of Maryland, Community Action Agency, Maryland Legal Aid, and Casa de Maryland.
- Continued online posts via social media (Twitter, Facebook) and the County website electronic boards (English, Spanish)

CJS/CJA

List of Attachments:

1. Properties Inspected in FY18 and Inspection Results
2. Sample Summary Page of Detailed Inspection Results
3. List of Complexes to be Inspected in FY19
4. Preliminary List of Properties Requiring an Annual Inspection

ATTACHMENT 1:
Properties Inspected FY18

Case Number	Filed Date	Community Name	Total Units Count	Units Inspected Count	Units Inspected Percentage		Violations Count	No Violations Observed Count	Citations Count	Incomplete Status
146190	2/15/2018	Greenwood Avenue, 8304	1	1	100%	*	0	0	0	
147619	5/8/2018	Halpine View	562	0	0%		0	0	0	Inspection pending
146561	3/12/2018	Brooke Park Apartments	18	0	0%		0	0	0	Inspection pending
148715	6/12/2018	Garland Avenue, 7814	1	1	100%	*	0	0	0	
148738	6/12/2018	Parkway Woods	24	6	25%		0	0	0	
146491	3/7/2018	Hampden Street, 3901	1	1	100%	*	0	0	0	
146195	2/15/2018	Garland Avenue, 8104	1	1	100%	*	0	0	0	
137986	11/3/2016	Strathmore House	210	14	7%	**	14	6	0	
137969	11/3/2016	Glen Aldon	66	6	9%	**	92	0	0	
147541	5/7/2018	Gallery Bethesda	234	22	9%	**	6	16	0	
133837	4/12/2016	Timberlawn Crescent	107	11	10%	**	36	5	0	
137981	11/3/2016	The Point At Germantown	218	31	14%	**	191	0	0	
146563	3/12/2018	Parklane Apartments	137	21	15%	**	27	13	0	
146672	3/15/2018	Falkland Chase Apartments South	147	24	16%	**	28	16	0	
137970	11/3/2016	Tilbury Garden Apartments	30	5	17%	**	60	0	0	
148729	6/12/2018	Chevy Chase Drive, 4830	17	3	18%	**	3	1	0	
148737	6/12/2018	Chelsea Tower	21	4	19%	**	5	1	0	
143400	8/24/2017	Pooks Hill Towers	239	46	19%	**	54	23	0	
147622	5/8/2018	Village Square West	403	81	20%	**	63	39	0	
147618	5/8/2018	The Monterey	432	88	20%	**	63	53	0	Open Case
146167	2/15/2018	Londonderry	529	109	21%	**	138	40	0	

* One unit licensed as multi-family; additional units may be owner occupied
 ** Inspection data entry inconsistencies discovered, IT improvement made

ATTACHMENT 1:
Properties Inspected FY18

146180	2/15/2018	Bradley Terrace	24	5	21%	**	40	1	0
		Preston Place							
146495	3/7/2018	Townhouses	67	14	21%	**	24	4	0
		Wellington							
146176	2/15/2018	Apartments	38	8	21%	**	8	4	0
		Montgomery							
144030	9/25/2017	Towers	61	13	21%	**	16	4	0
147634	5/8/2018	Glenmont Westerly	101	22	22%	**	0	22	0
146578	3/12/2018	Greenhills	78	17	22%	**	19	12	0
146562	3/12/2018	Glenmont Forest	480	105	22%	**	123	49	0
148736	6/12/2018	Woodward Crossing	32	7	22%	**	12	2	0 Open Case
146537	3/9/2018	Glen Mont	50	11	22%	**	30	1	0
146690	3/15/2018	Hamptons Phase II	245	54	22%	**	90	18	0 Open Case
144010	9/25/2017	Silver Spring Towers	432	96	22%	**	80	40	0
146555	3/12/2018	Lenox Park	406	91	22%	**	98	22	0 Open Case
144902	11/8/2017	Aston Woods	261	59	23%	**	80	27	0
		Shady Grove							
146200	2/15/2018	Apartments	144	33	23%	**	2	31	0
144859	11/7/2017	Winexburg Manor	623	143	23%	**	332	40	0
		Willow Manor At							
146683	3/15/2018	Fair Hill Farm	100	23	23%	**	5	20	0
144016	9/25/2017	Blair Plaza	330	76	23%	**	49	52	0
147626	5/8/2018	Hewitt Gardens	143	33	23%	**	12	22	0 Open Case
140489	4/19/2017	Blair Towns	78	18	23%	**	6	14	0
		The Residences At							
148716	6/12/2018	Thayer Avenue	52	12	23%	**	6	9	0
146681	3/15/2018	Westwood Tower	211	49	23%	**	16	38	0
146691	3/15/2018	Hamptons Phase III	232	54	23%	**	118	10	0 Open Case
		Round Hill							
147569	5/7/2018	Apartments	150	35	23%	**	60	14	0
146170	2/15/2018	Bradley View	34	8	24%		4	4	0
146173	2/15/2018	Victory Terrace	72	17	24%		3	14	0
144031	9/25/2017	Hillbrook Towers	55	13	24%		35	2	0

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** Inspection data entry inconsistencies discovered, IT improvement made

ATTACHMENT 1:
Properties Inspected FY18

140996	5/9/2017	Courts Of Madison I	38	9	24%	9	4	0	
147646	5/9/2018	Milestone Apartments	574	136	24%	145	75	0	Open Case
144806	11/3/2017	White Oak Towers	414	99	24%	137	40	0	
146577	3/12/2018	Hamptons Phase I	288	69	24%	125	18	0	Open Case
146538	3/9/2018	Glen Wood	50	12	24%	23	3	0	
144028	9/25/2017	Metro 710	104	25	24%	22	9	0	
146172	2/15/2018	Avalon At Traville	520	125	24%	67	80	0	Open Case
144013	9/25/2017	Twin Towers	345	83	24%	70	42	0	
146158	2/15/2018	The Encore At Wheaton Station	182	44	24%	6	39	0	
146497	3/7/2018	Glen Dorra	95	23	24%	33	6	0	
147628	5/8/2018	Oakfield Apartments - Phase II	371	90	24%	43	62	0	
145354	12/19/2017	Highland House West	309	75	24%	39	51	0	
144860	11/7/2017	Privacy World At Glenmont Metrocentre	140	34	24%	99	3	0	
141075	5/11/2017	Spring Gardens East	82	20	24%	4	16	0	
144914	11/8/2017	Northgate	250	61	24%	102	22	0	
147561	5/7/2018	Battery Lane Apartments	86	21	24%	29	6	0	
147536	5/7/2018	The Villages At Decoverly	564	138	24%	98	82	0	Open Case
146533	3/9/2018	Glen Brook	94	23	24%	31	11	0	Open Case
147592	5/7/2018	Alta Liberty Mill	302	74	25%	35	48	0	Open Case
146496	3/7/2018	Glen Lane	110	27	25%	17	17	0	
144894	11/8/2017	Vistas At White Oak IV	175	43	25%	51	13	0	
147588	5/7/2018	Millstone At Kingsview	195	48	25%	27	34	0	
147529	5/7/2018	Dorset Apartments	69	17	25%	7	12	0	

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ATTACHMENT 1:
Properties Inspected FY18

146558	3/12/2018	Londonderry Towers	150	37	25%	6	31	0
147573	5/7/2018	Metropolitan, The	308	76	25%	49	47	0
145355	12/19/2017	Country Place Apartments	312	77	25%	144	27	0
147515	5/4/2018	Seasons, The	247	61	25%	32	40	0
146622	3/13/2018	Friendly Gardens	85	21	25%	35	8	0
146684	3/15/2018	Apartments At Miramont	299	74	25%	103	19	0
144861	11/7/2017	Montgomery Point Branch II	117	29	25%	32	11	0
144025	9/25/2017	Paddington Square	165	41	25%	43	19	0
144021	9/25/2017	Victory Forest Apartments	181	45	25%	32	28	0
146184	2/15/2018	Park Wayne	221	55	25%	18	43	0
146685	3/15/2018	Archstone Grosvenor Tower	237	59	25%	65	21	0
146686	3/15/2018	Aurora Apartments At North Bethesda Center	341	85	25%	14	74	0
144011	9/25/2017	Blair East	401	100	25%	74	63	0
146183	2/15/2018	Nob Hill Apartments	396	99	25%	166	18	0
139628	3/1/2017	Croydon Manor Apartments	96	24	25%	38	9	0
146175	2/15/2018	Strathmore Apartments	28	7	25%	11	1	0
146574	3/12/2018	Rolling Hills Apartments	468	117	25%	221	33	0 Open Case
147460	5/1/2018	Oaks At Four Corners	120	30	25%	3	29	0
146177	2/15/2018	Aldon Apartments	88	22	25%	36	9	0
146682	3/15/2018	Montgomery Trace Apartments	192	48	25%	30	31	0

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ATTACHMENT 1:
Properties Inspected FY18

147458	5/1/2018	Rock Creek Palisades	60	15	25%		12	13	0
147564	5/7/2018	Topaz House	360	90	25%		17	79	0
140998	5/9/2017	Dale Drive, 523	4	1	25%	*	3	0	0
146566	3/12/2018	Lakeview House	152	38	25%		27	20	0
146660	3/15/2018	Tanglewood And Sligo LP	132	33	25%		22	19	0
146199	2/15/2018	Wentworth House Apartments	312	78	25%		38	51	0
146673	3/15/2018	The Premier	160	40	25%		15	30	0
147557	5/7/2018	Triangle Towers	258	65	25%		39	43	0
147624	5/8/2018	The Morgan	127	32	25%		32	10	0 Open Case
146494	3/7/2018	Wayne Manchester Towers	226	57	25%		60	23	0
144901	11/8/2017	Cinnamon Run	511	129	25%		180	46	0
147562	5/7/2018	Cambridge Square	87	22	25%		11	15	0
146572	3/12/2018	PerSei	174	44	25%		21	35	0
146688	3/15/2018	Scotland Community	75	19	25%		8	16	0
147542	5/7/2018	Chevy Chase Lake North	67	17	25%		29	7	0 Open Case
146568	3/12/2018	Magraders Discovery	134	34	25%		48	8	0
144903	11/8/2017	Hampshire Village	110	28	25%		19	16	0
144892	11/8/2017	Spring Parc Apartments	400	102	26%		193	28	0
147645	5/9/2018	East West, 1200	247	63	26%		46	34	0
146490	3/7/2018	The Warwick	399	102	26%		129	32	2 Pending Court
144026	9/25/2017	Montgomery Arms	129	33	26%		13	23	0
140995	5/9/2017	Corona Apartments	43	11	26%		37	2	0

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ATTACHMENT 1:
Properties Inspected FY18

146575	3/12/2018	Seneca Club Apartment	378	97	26%	185	14	0	
146187	2/15/2018	Blair Park Gardens	74	19	26%	60	0	0	
146674	3/15/2018	Heritage At Silver Spring	210	54	26%	39	28	0	
145352	12/19/2017	Residences At Rio	136	35	26%	30	15	0	
141002	5/9/2017	Ken-Mil Apartments	66	17	26%	35	5	0	
144009	9/25/2017	The Point At Silver Spring	891	230	26%	245	120	2	Citation Dismissed
147566	5/7/2018	Barclay One Associates	81	21	26%	19	9	0	
144916	11/8/2017	Vistas At White Oak V	96	25	26%	27	13	0	
149155	6/28/2018	Argent Apartments	96	25	26%	31	9	0	Open Case
146532	3/9/2018	Wisconsin Avenue, 8200	245	64	26%	46	34	0	Open Case
144919	11/8/2017	Woodvale Apartments	375	98	26%	109	42	0	
146571	3/12/2018	Meridian At Grosvenor Station	301	79	26%	16	66	0	
139629	3/1/2017	Earle Manor I	80	21	26%	95	3	0	
140496	4/19/2017	Somerset Apartments	99	26	26%	4	23	0	
146549	3/12/2018	Bethesda Hill	194	51	26%	98	10	0	
146202	2/15/2018	Falkland Chase West	121	32	26%	38	12	0	
145346	12/19/2017	Portico At Silver Spring Metro	151	40	26%	46	14	0	
146201	2/15/2018	Tamarron Apartments	132	35	27%	3	33	0	
148735	6/12/2018	Towne Centre Place	49	13	27%	17	4	0	Open Case
146196	2/15/2018	Stewartown Homes	94	25	27%	27	8	0	
144893	11/8/2017	Aspen Hill Apartments	202	54	27%	123	12	0	

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ATTACHMENT 1:
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141005	5/9/2017	Parkside Terrace	86	23	27%	62	0	0
144858	11/7/2017	Montgomery Paint Branch	243	65	27%	89	19	0
146193	2/15/2018	Seneca Ridge	71	19	27%	30	6	0
146564	3/12/2018	Oxford Square	167	45	27%	92	5	0
146618	3/13/2018	Avondale Apartments	22	6	27%	15	2	0
144895	11/8/2017	Montgomery Paint Branch III	168	46	27%	71	11	0
147567	5/7/2018	Battery Gardens	62	17	27%	44	4	0
148732	6/12/2018	Camp Hill Square	51	14	27%	31	3	0 Open Case
144904	11/8/2017	Oak Hill Apartments	280	77	28%	116	32	0
146157	2/15/2018	Kensington Gardens	54	15	28%	4	12	0
144909	11/8/2017	Georgian Court	147	41	28%	22	25	0
139625	3/1/2017	Belvedere	93	26	28%	72	2	0
144915	11/8/2017	Naples Manor	64	18	28%	48	2	0
144023	9/25/2017	8600 Apartments	172	49	28%	22	39	0
146198	2/15/2018	Avalon At Grosvenor Station	497	142	29%	82	78	0
141072	5/11/2017	Silver Spring House Apartments	80	23	29%	56	2	0
141448	5/26/2017	The Apartments At National Park Seminary	66	19	29%	17	10	0
147582	5/7/2018	Sunrise Village House, LLC	68	22	32%	2	20	0
146531	3/9/2018	Middlebrooke	84	32	38%	43	8	0
146171	2/15/2018	Drake Apartments	47	19	40%	13	8	0
140997	5/9/2017	Courts Of Madison I	19	9	47%	9	5	0
140488	4/19/2017	Avenel Gardens	20	10	50%	14	5	0
138372	12/8/2016	Holstein Street, 7902	2	1	50% *	31	0	0
140492	4/19/2017	Holiday Park Townhouses	20	10	50%	37	1	0

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146552	3/12/2018	Barrington Apartments	415	209	50%	296	75	0	Open Case
144900	11/8/2017	Peppertree Farm	881	449	51%	1190	82	0	
148552	6/6/2018	The Gardens Of Traville Senior Apartment	230	118	51%	109	51	0	Open Case
141074	5/11/2017	Sligo House Apartments	64	33	52%	82	5	0	
139627	3/1/2017	Carroll Apartments	52	27	52%	100	2	0	
141003	5/9/2017	Monterrey Apartments	23	12	52%	10	5	0	
144918	11/8/2017	Windsor Court/Windsor Towers	457	241	53%	446	75	0	
144917	11/8/2017	Montgomery White Oak	591	371	63%	1194	25	3	Pending Court
146143	2/14/2018	Fawcett Street, 10423	3	2	67%	0	2	0	
137971	11/3/2016	Georgia Avenue, 20215	4	3	75%	7	1	0	
139479	2/24/2017	Greenwood Avenue, 8109	4	3	75%	2	2	0	
148706	6/12/2018	Avondale Street, 4516-4518	5	4	80%	15	0	0	Open Case
146627	3/13/2018	Avondale Street, 4522-24	7	6	86%	18	0	0	
146197	2/15/2018	Georgia Avenue, 20514 & 20520	8	7	88%	22	3	0	
146168	2/15/2018	Fairfax Court	18	16	89%	53	0	0	
146616	3/13/2018	Hughes House	23	21	91%	4	18	0	
147580	5/7/2018	Perrywood, 26040 Woodfield Rd, Damascus, 20872	26	25	96%	117	3	0	Open Case
147579	5/7/2018	Kensington House	138	133	96%	335	36	0	Open Case
146188	2/15/2018	Oak Ridge Apartments	113	111	98%	210	26	0	

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ATTACHMENT 1:
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147571	5/7/2018	Avondale Street, 4534 & 4536	4	4	100%	16	1	0	
138933	1/24/2017	Flower Avenue, 8501	4	4	100%	5	1	0	
139633	3/1/2017	Bradford Road, 8714	6	6	100%	5	3	1	Citation Dismissed
139612	3/1/2017	Maplewood Avenue, 800	4	4	100%	7	0	0	
144869	11/7/2017	Charter House	213	213	100%	413	68	0	
146620	3/13/2018	Avondale Street, 4530	4	4	100%	24	0	0	
146621	3/13/2018	Avondale Street, 4526	4	4	100%	13	0	0	
141071	5/11/2017	Schrider Street, 8221	4	4	100%	2	2	0	
139608	3/1/2017	Kennebec Avenue, 903	1	1	100%	8	0	0	*
146623	3/13/2018	Avondale Street, 4519	4	4	100%	3	2	0	
146624	3/13/2018	Avondale Street, 4523	4	4	100%	6	0	0	
146178	2/15/2018	Wisconsin Avenue, 7347	5	5	100%	23	0	0	
147586	5/7/2018	Chadswood	11	11	100%	27	4	0	
146671	3/15/2018	Plymouth Street, 8809	6	6	100%	3	4	0	
145337	12/18/2017	Howard Avenue, 3738	6	6	100%	11	2	0	
139483	2/24/2017	Greenwood Avenue, 8206	6	6	100%	1	5	0	
143628	9/6/2017	Bonifant Street, 943	3	3	100%	13	1	0	
143630	9/6/2017	Bonifant Street, 939	2	2	100%	8	0	0	
143631	9/6/2017	Bonifant Street, 941	2	2	100%	4	2	0	
139476	2/24/2017	Greenwood Avenue, 8105	6	6	100%	2	5	0	

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139541	2/27/2017	Erie Avenue, 903	2	2	100%	6	0	0	
148714	6/12/2018	Glenview Avenue, 8512	5	5	100%	31	0	0	Open Case
146630	3/13/2018	Plymouth Street, 8807	6	6	100%	10	1	0	
146661	3/15/2018	Plymouth Street, 8803	6	6	100%	13	1	0	
141004	5/9/2017	Nolte Avenue, 8207	7	7	100%	34	0	0	
142397	7/7/2017	Silver Spring Avenue, 622	5	5	100%	0	5	0	
139447	2/23/2017	Quebec Terrace, 1031	4	4	100%	18	0	0	
148707	6/12/2018	Avondale Street, 4512-4514	4	4	100%	11	0	0	
143629	9/6/2017	Dale Drive, 527	10	10	100%	7	5	0	
138365	12/8/2016	Patterson Court, 306	5	5	100%	20	0	0	
142400	7/7/2017	Silver Spring/Nolte II	15	15	100%	5	11	0	
143627	9/6/2017	Bonifant Street, 937	2	2	100%	6	2	0	
146617	3/13/2018	Plymouth Street, 8802	6	6	100%	16	0	0	
139446	2/23/2017	Quebec Terrace, 1027-1029	8	8	100%	55	0	0	
146191	2/15/2018	Greenwood Avenue, 8503	5	5	100%	11	0	0	
146573	3/12/2018	Manor Apartments	3	3	100%	3	1	0	
139546	2/27/2017	Flower Avenue, 8205	2	2	100%	10	0	0	
146625	3/13/2018	Avondale Street, 4531	4	4	100%	14	1	0	
139637	3/1/2017	Bradford Road, 8802	6	6	100%	12	1	1	Citation Dismissed
141065	5/11/2017	Schrider Street, 8115	9	9	100%	22	2	0	

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139531	2/27/2017	Greenwood Mews	3	3	100%	6	1	0	
139621	3/1/2017	Prospect Street, 908	4	4	100%	25	1	0	
146666	3/15/2018	Plymouth Street, 8716	6	6	100%	17	0	5	Pending Court
146667	3/15/2018	Plymouth Street, 8800	6	6	100%	19	0	4	Pending Court
146670	3/15/2018	Plymouth Street, 8709	6	6	100%	18	0	0	
141069	5/11/2017	Schrider Street, 8215	4	4	100%	4	1	0	
146550	3/12/2018	Hampden Lane, 4911	6	6	100%	9	2	0	
148709	6/12/2018	Avondale Street, 4527	4	4	100%	18	0	0	Open Case
148710	6/12/2018	Avondale Street, 4504-4506	7	7	100%	21	2	0	Open Case
148711	6/12/2018	Avondale Street, 4508-4510	7	7	100%	42	0	0	Open Case
138939	1/24/2017	Flower Avenue, 8619	5	5	100%	34	0	0	
146628	3/13/2018	Plymouth Street, 8717	4	4	100%	21	2	18	Pending Court
139543	2/27/2017	Flower Avenue, 8011	4	4	100%	30	0	0	
141061	5/11/2017	Piney Branch Road, 8202-8208	2	2	100%	9	1	0	
146576	3/12/2018	Main Street, 9863	4	4	100%	8	0	0	
142393	7/7/2017	Silver Spring Avenue, 515	5	5	100%	5	2	0	
139477	2/24/2017	Greenwood Avenue, 8107	5	5	100%	1	5	0	
141073	5/11/2017	Sligo Avenue, 609	4	4	100%	9	0	0	
139631	3/1/2017	Bradford Road, 8701	3	3	100%	5	1	0	
138936	1/24/2017	Flower Avenue, 8605 & 8607	6	6	100%	137	0	6	Violations corrected

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142392	7/7/2017	Silver Spring Avenue, 511	6	6	100%	9	2	0	
142394	7/7/2017	Silver Spring Avenue, 601	4	4	100%	3	3	0	
148739	6/12/2018	Frederick Road, 25901	2	2	100%	2	0	0	
148734	6/12/2018	Olney-Sandy Spring Road, 903 & 907	4	4	100%	26	0	0	
139632	3/1/2017	Bradford Road, 8712	6	6	100%	7	2	1	Citation Dismissed
139606	3/1/2017	Houston Avenue, 905	2	2	100%	5	0	0	
140999	5/9/2017	Dale Drive, 529	9	9	100%	6	4	0	
146629	3/13/2018	Plymouth Street, 8805	7	7	100%	3	4	0	
139604	3/1/2017	Houston Avenue, 902	3	3	100%	25	0	0	
142398	7/7/2017	Silver Spring Avenue, 626	4	4	100%	6	0	0	
141063	5/11/2017	Plymouth Street, 8715	4	4	100%	11	0	1	Citation Dismissed
146662	3/15/2018	Plymouth Street, 8711	6	6	100%	16	0	0	
141001	5/9/2017	Georgia Avenue, 9435	6	6	100%	12	2	0	
146663	3/15/2018	Plymouth Street, 8712	6	6	100%	19	1	7	Pending Court
148708	6/12/2018	Avondale Street, 4515	4	4	100%	4	2	0	Open Case
146192	2/15/2018	Greenwood Avenue, 8314	1	1	100%	2	0	0	
145357	12/19/2017	White Ground Road, 17700	2	2	100%	9	0	0	
146142	2/14/2018	Ken Gar	19	19	100%	18	8	0	
138934	1/24/2017	Flower Avenue, 8505 & 8507	10	10	100%	3	8	0	
133838	4/12/2016	Paint Branch Park	14	14	100%	4	12	0	

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ATTACHMENT 1:
Properties Inspected FY18

148730	6/12/2018	Chevy Chase Drive, 4810	3	3	100%	6	0	0
146493	3/7/2018	Albert Apartment 2201 Spencerville Road	4	4	100%	1	3	0
138298	12/6/2016	Georgia Spring, LLC	3	3	100%	1	2	0
146203	2/15/2018	Damascus Gardens Crossway	104	104	100%	239	22	0
146147	2/14/2018	Community	37	37	100%	15	27	0
146165	2/15/2018	Pomander Court	24	24	100%	36	14	0
145336	12/18/2017	Fawcett Apartments	12	12	100%	30	1	0
146166	2/15/2018	Hampden Street, 4010	12	12	100%	9	8	0
148712	6/12/2018	Avondale Street, 4500-4502	7	7	100%	22	2	0 Open Case
139469	2/24/2017	Greenwood Ave, 8515 & Browning Ave, 400	24	24	100%	61	7	0
146551	3/12/2018	Hampden Lane, 4909	6	6	100%	7	2	0
134941	6/3/2016	Victoria Apartment	10	10	100%	76	0	0
139522	2/27/2017	Greenwood Avenue, 8505	5	5	100%	16	1	0
146492	3/7/2018	Lorraine	5	5	100%	0	6	0
142399	7/7/2017	Silver Spring Avenue, 628	4	4	100%	0	5	0
142395	7/7/2017	Silver Spring Avenue, 616	4	4	100%	26	0	0
146161	2/15/2018	Fawcett Street, 10410	7	7	100%	8	5	0
138935	1/24/2017	Flower Avenue, 8513	3	3	100%	61	0	0
138387	12/8/2016	Garland Avenue, 8304	6	6	100%	156	0	0

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ATTACHMENT 1:
Properties inspected FY18

138929	1/24/2017	Flower Avenue, 8411	2	2	100%	40	0	0
139484	2/24/2017	Greenwood Avenue, 8207	3	3	100%	11	0	0
138928	1/24/2017	Flower Avenue, 7817	2	2	100%	142	0	0
Count 279		Totals	32506	9464		14436	3979	51

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Attachment 2:
Detailed Inspection Results

Case Number	Item	Conditions	Issued Citation	Uncorrected	Total Count
144869	Accessory Structure	General Condition(1)	0	1	1
144869	Address Numbers	6 inch (multi-family, commercial)(1)	0	0	1
144869	Bathtub/ Shower	General Condition(23), Operating Hardware(7)	0	0	30
144869	Blind/ Curtain Rod	General Condition(11)	0	0	11
144869	Cabinet/ Vanity	Drawers(3), Doors(12), General Condition(5), Shelves(1)	0	0	21
144869	Countertop	Back Splash(12), General Condition(4)	0	0	16
144869	Dishwasher	General Condition(9)	0	0	9
144869	Door	Door locked(2), General Condition(24), Closer(16), Screen(1), Lock(2), Frame/ Trim/ Jamb(3), Operating Hardware(3), Slider(1)	0	0	52
144869	Electrical Outlet	General Condition(4), Cover Plate(1)	0	0	5
144869	Electrical Switch	General Condition(1)	0	0	1
144869	Electrical Wiring/ Service	Circuit Breaker(8)	0	0	8
144869	Floor	Covering(13), General Condition(6)	0	0	19
144869	Housekeeping	General Condition(11)	0	0	11
144869	HVAC	Thermostat(1)	0	0	1
144869	Infestation	Roach(26), Rat/Mouse(7), Bed Bugs(5)	0	0	38
144869	Light/ Electrical Fixture	General Condition(4), Globe(4)	0	0	8
144869	No Violations Observed	n/a(66), General Condition(1), Door locked(2)	0	0	69
144869	Other	Other(2)	0	0	2
144869	Refrigerator/ Freezer	Shelf/ Retaining Bar(2)	0	0	2
144869	Roof	General Condition(1)	0	0	1
144869	Sink	Garbage Disposal(11), General Condition(23), Operating Hardware(4)	0	0	38
144869	Smoke Detector	General Condition(11)	0	0	11
144869	Solid Waste	General Condition(4)	0	0	4
144869	Stove/ Oven	Burners(8), Knobs/ Hardware(1), Light(1), General Condition(2)	1	0	12
144869	Tissue/ Towel Rack	General Condition(1)	0	0	1
144869	Toilet/ Tank	Flushing(3), General Condition(4), Handle(1)	0	0	8
144869	Trim	Baseboard(3)	0	0	3
144869	Ventilation/ Exhaust Fan	General Condition(5), Cover(1)	1	0	6
144869	Walkway	General Condition(1)	0	0	1
144869	Walls/ Ceiling - Interior	General Condition(73), Water/ Mold(3)	0	0	76
144869	Windows	General Condition(5), Glass(4), Screen(5), Open/ Close(1), Lock(1)	0	0	16

ATTACHMENT #3 Complexes to be Inspected FY2019

Community Name	Street Address	City	Zip Code	Year Built	HLRS Units Count	Next Inspection Date	Percentage	Number to be Inspected
Bainbridge Bethesda	4918 St. Elmo Ave	Bethesda	20814	2014	200	9/1/2018	25%	50
Waterford Tower	14000 Castle Blvd	Silver Spring	20904	1968	143	11/1/2018	25%	36
Paint Branch Park	12005 Old Columbia Pike	Silver Spring	20906	1979	14	11/1/2018	100%	14
Knights Bridge I	3310 Teagarden	Silver Spring	20905	1984	254	3/1/2019	25%	64
Knights Bridge II	13516 Greencastle Ridge TER	Burtonsville	20866	1983	207	3/1/2019	25%	52
Montclair Apartments L P	3525 Sheffield Manor Ter	Silver Spring	20904	1988	256	1/1/2019	25%	64
Drings Reach	3407 Robey Ter	Silver Spring	20904	1992	105	2/1/2019	100%	105
Arcola Towers	1135 University Blvd	Silver Spring	20902	1970	141	4/1/2019	25%	35
Elizabeth House	1400 Fenwick LN	Silver Spring	20910	1960	160	4/1/2019	25%	40
Fields Of Silver Spring	2105 Hildarose Dr.	Silver Spring	20902	1947	220	11/1/2018	25%	55
Georgia West	8708 First Ave	Silver Spring	20910	1966	107	1/1/2019	25%	27
Earle Manor II	10800 Georgia AVE	Wheaton	20902	1961	60	11/1/2018	25%	15
Plyers Mill Road, 4107	4107 Plyers Mill RD	Kensington	20895	1964	12	11/1/2018	100%	12
Amherst Gardens	11430 Amherst Ave	Wheaton	20902	1962	22	2/1/2019	100%	22
Pembridge Square	2315 Blueridge Ave	Wheaton	20902		133	3/1/2019	25%	33
Village Square Wheaton	12011 Veirs Mill RD	Wheaton	20906	1963	162	2/1/2019	25%	41
Amherst Square	11500 Amherst Ave	Wheaton	20902		125	2/1/2019	25%	31
Rebecca Apartments	10920 Connecticut AVE	Kensington	20895	1970	101	11/1/2018	25%	25
Victoria Apartment	10416 Fawcett St.	Kensington	20895	1936	10	2/1/2019	100%	10
Alexander House	8560 Second AVE	Silver Spring	20910	1992	311	11/1/2018	25%	78
Garland Avenue, 7803	7803 Garland Ave	Takoma Park	20912	1940	2	11/1/2018	100%	2
Greenwood Avenue, 8309	8309 Greenwood Ave	Takoma Park	20912	1948	4	1/1/2019	100%	4
Nolte Avenue, 8212	8212 Nolte Ave	Silver Spring	20910	1943	3	4/1/2019	100%	3
Hudson Avenue, 907	907 Hudson Ave	Takoma Park	20912	1940	3	1/1/2019	100%	3
Glenville Road, 8804	8804 Glenville Rd	Silver Spring	20901	1954	4	3/1/2019	100%	4
Garland Avenue, 8103	8103 Garland Ave	Takoma Park	20912	1939	1	1/1/2019	100%	1
Flower Avenue, 8515	8515 Flower Ave	Takoma Park	20912	1947	5	1/1/2019	100%	5
Goodacre Apartments	510 Domer AVE	Silver Spring	20901	1951	156	2/1/2019	100%	156
White Oak Gardens	11600 Lockwood Dr.	Silver Spring	20904	1965	352	4/1/2019	25%	88

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Northwest Park	475 Southampton Dr.	Silver Spring	20903	1958	747	3/1/2019	100%	747
Holly Hall	10100 New Hampshire Ave	Silver Spring	20903	1965	96	9/1/2018	25%	24
White Oak Park	11431 Lockwood Dr.	Silver Spring	20904	1965	111	4/1/2019	25%	28
Pine Ridge	8617 Piney Branch Rd	Silver Spring	20901	1947	155	11/1/2018	25%	39
Forest Park Apartment	9316 Piney Branch Rd	Silver Spring	20903	1960	189	8/1/2018	25%	47
Manchester Manor	8401 Manchester Rd	Silver Spring	20901	1959	53	11/1/2018	25%	13
Sligo Terrace Apartments	8800 Manchester Rd	Silver Spring	20901	1948	54	4/1/2019	100%	54
Garland Towers	8221 Garland AVE	Takoma Park	20912	1965	25	11/1/2018	25%	6
Montgomery Gardens	7521 Blair Rd	Takoma Park	20912	1966	80	2/1/2019	25%	20
Garland Avenue, 8215	8215 Garland Ave	Takoma Park	20912	1941	4	11/1/2018	100%	4
Glenville Road, 8807	8807 Glenville Rd	Silver Spring	20901	1952	4	3/1/2019	100%	4
University Manor	820 University Blvd	Silver Spring	20903	1951	136	2/1/2019	25%	34
Quebec Terrace, 1008	1008 Quebec Ter	Silver Spring	20903	1955	14	4/1/2019	100%	14
Garland Avenue, 7900	7900 Garland Ave	Takoma Park	20912	1942	3	11/1/2018	100%	3
Claridge House	2445 Lyttonsville Rd	Silver Spring	20910	1966	241	4/1/2019	25%	60
Summit Hills	8484 16th St.	Silver Spring	20910	1961	1119	11/1/2018	25%	280
Rollingwood	2535 Ross RD	Silver Spring	20910	1961	283	1/1/2019	25%	71
Newdale Mews	3943 Newdale Rd	Chevy Chase	20815	1955	41	3/1/2019	25%	10
Glen Aldon	4858 Battery Ln	Bethesda	20814	1958	66	4/1/2019	25%	17
Waverly House	4521 East West Hwy.	Bethesda	20814	1978	158	11/1/2018	25%	40
Tilbury Garden Apartments	7806 Tilbury St.	Bethesda	20814	1980	30	4/1/2019	25%	8
Bethesda Place	7701 Woodmont AVE	Bethesda	20814	1990	100	9/1/2018	25%	25
Rosedale Park	4720 Rosedale AVE	Bethesda	20814	2003	164	11/1/2018	25%	41
Edgemont At Bethesda Metro	4903 Edgemoor Ln	Bethesda	20814	1988	122	8/1/2018	25%	31
Upstairs At Bethesda Row	7131 Arlington Rd	Bethesda	20814	2008	179	8/1/2018	25%	45
Glenville Road, 8813	8813 Glenville Rd	Silver Spring	20901	1953	8	3/1/2019	100%	8
Ruatan Street, 1056	1056 Ruatan St.	Silver Spring	20903	1954	4	11/1/2018	100%	4
Garland Avenue, 8007	8007 Garland Ave	Takoma Park	20912	1942	3	10/1/2018	100%	3
Glenville Road, 8811	8811 Glenville Rd	Silver Spring	20901	1954	7	3/1/2019	100%	7

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Garland Avenue, 7907	7907 Garland Ave	Takoma Park	20912	1942	3	10/1/2018	100%	3
Ruatan Street, 1050	1050 Ruatan St.	Silver Spring	20903	1954	4	10/1/2018	100%	4
Erie Avenue, 908	908 Erie Ave	Takoma Park	20912	1942	1	11/1/2018	100%	1
Quebec Terrace, 1033-1045	1033 Quebec Ter	Silver Spring	20903	1953	28	4/1/2019	100%	28
Garland Avenue, 8309	8309 Garland Ave	Takoma Park	20912	1942	6	10/1/2018	100%	6
Park Montgomery	8860 Piney Branch RD	Silver Spring	20903	1971	143	11/1/2018	25%	36
Hampshire West	1432 Hampshire West Ct.	Silver Spring	20903	1964	184	4/1/2019	25%	46
Philadelphia Avenue, 817	817 Philadelphia Ave	Silver Spring	20910	1932	4	4/1/2019	100%	4
Stratford Terrace	9061 Manchester Rd	Silver Spring	20910	1961	19	4/1/2019	100%	19
Hudson Avenue, 807	807 Hudson Ave	Takoma Park	20912	1937	2	5/1/2019	100%	2
Garland Avenue, 8207	8207 Garland Ave	Takoma Park	20912	1940	3	10/1/2018	100%	3
Garland Avenue, 7902	7902 Garland Ave	Takoma Park	20912	1942	4	1/1/2019	100%	4
Foxhall Apartments	8715 Piney Branch RD	Silver Spring	20901	1947	262	9/1/2018	25%	66
Patterson Court, 304	304 Patterson Ct.	Takoma Park	20912	1938	3	5/1/2019	100%	3
Kennebec Avenue, 806	806 Kennebec Ave	Takoma Park	20912	1933	4	5/1/2019	100%	4
Garland Avenue, 7909	7909 Garland Ave	Takoma Park	20912	1942	3	10/1/2018	100%	3
Flower Avenue, 7905	7905 Flower Ave	Takoma Park	20912	1949	3	5/1/2019	100%	3
Garland Avenue, 8302	8302 Garland Ave	Takoma Park	20912	1941	6	10/1/2018	100%	6
Garland Avenue, 8307	8307 Garland Ave	Takoma Park	20912	1942	6	10/1/2018	100%	6
Garland Avenue, 8306	8306 Garland Ave	Takoma Park	20912	1941	6	10/1/2018	100%	6
Garland Avenue, 8111	8111 Garland Ave	Takoma Park	20912	1938	3	10/1/2018	100%	3
Garland Avenue, 8101	8101 Garland Ave	Takoma Park	20912	1940	5	10/1/2018	100%	5
Longbranch Parkway, 7906	7906 Long Branch Pkwy	Takoma Park	20912	1937	3	5/1/2019	100%	3
Flower Avenue, 8001	8001 Flower Ave	Takoma Park	20912	1949	1	10/1/2018	100%	1
Prospect Street, 918	918 Prospect St.	Takoma Park	20912	1952	2	5/1/2019	100%	2
Kennebec Avenue, 811	811 Kennebec Ave	Takoma Park	20912	1938	1	5/1/2019	100%	1

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Kennebec Avenue, 805	805 Kennebec Ave	Takoma Park	20912	1938	3	5/1/2019	100%	3
Long Branch Parkway, 7916	7916 Long Branch Pkwy	Takoma Park	20912	1934	3	5/1/2019	100%	3
Long Branch Parkway, 7904	7904 Long Branch Pkwy	Takoma Park	20912	1938	3	11/1/2018	100%	3
Prospect Street, 911	911 Prospect St.	Takoma Park	20912	1938	2	5/1/2019	100%	2
Flower Avenue, 8303	8303 Flower Ave	Takoma Park	20912	1923	6	5/1/2019	100%	6
Prospect Street, 912	912 Prospect St.	Takoma Park	20912	1953	3	5/1/2019	100%	3
Glenville Road, 8808	8808 Glenville Rd	Silver Spring	20901	1954	4	3/1/2019	100%	4
Quebec Terrace, 1015	1015 Quebec Ter	Silver Spring	20903	1955	4	4/1/2019	100%	4
Nolte Avenue, 8216	8216 Nolte Ave	Silver Spring	20910	1943	3	2/1/2019	100%	3
Garland Avenue, 8313	8313 Garland Ave	Takoma Park	20912	1943	6	10/1/2018	100%	6
8401 Flower Avenue	8401 Flower Ave	Takoma Park	20912	1940	6	5/1/2019	100%	6
Glenville Road, 8800	8800 Glenville Rd	Silver Spring	20901	1954	7	3/1/2019	100%	7
Barron House	8306 Barron St.	Takoma Park	20912	1955	22	5/1/2019	25%	6
Glenville Road, 8802	8802 Glenville Rd	Silver Spring	20901	1954	4	3/1/2019	100%	4
Garland Avenue, 8315	8315 Garland Ave	Takoma Park	20912	1940	3	5/1/2019	100%	3
Kennebec Avenue, 900	900 Kennebec Ave	Takoma Park	20912	1936	3	5/1/2019	100%	3
Domer Avenue, 406	406 Domer Ave	Takoma Park	20912	1943	2	5/1/2019	100%	2
Yorkshire I	11401 July Dr.	Silver Spring	20904	1990	324	3/1/2019	25%	81
Glenview Avenue, 8512	8512 Glenview Ave	Takoma Park	20912	1942	5	12/8/2018	100%	5
Garland Terrace	8301 Garland Ave	Takoma Park	20912	1949	10	10/1/2018	100%	10
Garland Avenue, 7903	7903 Garland Ave	Takoma Park	20912	1938	8	10/1/2018	100%	8
Ruatan Street, 1052	1052 Ruatan St.	Silver Spring	20903	1954	4	10/1/2018	100%	4
Browning Avenue Apartments	906 Browning Ave	Takoma Park	20912	1961	16	3/1/2019	100%	16
Garland Avenue, 8203	8203 Garland Ave	Takoma Park	20912	1953	6	10/1/2018	100%	6
Garland Avenue, 7814	7814 Garland Ave	Takoma Park	20912	1933	1	11/1/2018	100%	1
Glenville Road, 8810	8810 Glenville Rd	Silver Spring	20901	1954	3	3/1/2019	100%	3
Plymouth Street, 8713	8713 Plymouth St.	Silver Spring	20901	1952	6	10/1/2018	100%	6

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Garland Avenue, 8314	8314 Garland AVE	Takoma Park	20912	1940	5	10/1/2018	100%	5
Glenville Road, 8815	8815 Glenville RD	Silver Spring	20901	1953	3	3/1/2019	100%	3
Ruatan Street, 1058	1058 Ruatan St.	Silver Spring	20903	1954	4	10/1/2018	100%	4
Ruatan Street, 1054	1054 Ruatan St.	Silver Spring	20903	1954	4	10/1/2018	100%	4
Garland Avenue, 8009	8009 Garland Ave	Takoma Park	20912	1942	5	10/1/2018	100%	5
Patterson Court, 306	306 Patterson Ct.	Takoma Park	20912	1937	5	5/1/2019	100%	5
Glenville Road, 8812	8812 Glenville Rd	Silver Spring	20901	1954	4	4/1/2019	100%	4
Glenville Road, 8817	8817 Glenville Rd	Silver Spring	20901	1953	3	3/1/2019	100%	3
Glenville Road, 8814	8814 Glenville Rd	Silver Spring	20901	1954	2	3/1/2019	100%	2
Wabash Avenue, 907	907 Wabash Ave	Takoma Park	20912	1943	6	5/1/2019	100%	6
Glenville Road, 8809	8809 Glenville RD	Silver Spring	20901	1953	4	3/1/2019	100%	4
Glenville Road, 8806	8806 Glenville RD	Silver Spring	20901	1954	8	4/1/2019	100%	8
Garland Avenue, 8312	8312 Garland Ave	Takoma Park	20912	1941	3	10/1/2018	100%	3
Garland Avenue, 8311	8311 Garland Ave	Takoma Park	20912	1941	6	5/1/2019	100%	6
Garland Avenue, 8003	8003 Garland Ave	Takoma Park	20912	1938	1	10/1/2018	100%	1
Maplewood Avenue, 901	901 Maplewood Ave	Takoma Park	20912	1934	2	5/1/2019	100%	2
Flower Avenue, 8415	8415 Flower Ave	Takoma Park	20912	1938	5	10/1/2018	100%	5
Garland Avenue, 8005	8005 Garland Ave	Takoma Park	20912	1938	3	10/1/2018	100%	3
Garland Avenue, 7911	7911 Garland Ave	Takoma Park	20912	1940	4	10/1/2018	100%	4
Silver Spring Avenue, 611	611 Silver Spring Ave	Silver Spring	20910	1938	4	3/1/2019	100%	4
Silver Spring Avenue, 605	605 Silver Spring Ave	Silver Spring	20910	1940	4	3/1/2019	100%	4
Flower Avenue, 8611	8611 Flower Ave	Takoma Park	20912	1936	3	10/1/2018	100%	3
Kennebec Avenue, 807	807 Kennebec Ave	Takoma Park	20912	1942	5	5/1/2019	100%	5
Garland Avenue, 8002	8002 Garland Ave	Takoma Park	20912	1942	3	10/1/2018	100%	3
Garland Avenue, 8305	8305 Garland Ave	Takoma Park	20912	1942	6	10/1/2018	100%	6
Kennebec Avenue, 1001	1001 Kennebec Ave	Takoma Park	20912	1942	3	5/1/2019	100%	3

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Holstein Street, 7902	7902 Holstein St.	Takoma Park	20912	1939	2	5/1/2019	100%	2
Patterson Court, 302	302 Patterson Ct.	Takoma Park	20912	1942	5	5/1/2019	100%	5
Garland Avenue, 7809	7809 Garland Ave	Takoma Park	20912	1938	1	10/1/2018	100%	1
Prospect House Flower Avenue, 8509	921 Prospect St. 8509 Flower Ave	Takoma Park	20912	1962 1937	4 1	5/1/2019	100%	4 1
Kennebec Avenue, 804	804 Kennebec Ave	Takoma Park	20912	1932	3	5/1/2019	100%	3
Long Branch Parkway, 7920	7920 Long Branch Pkwy	Takoma Park	20912	1936	1	5/1/2019	100%	1
Erie Avenue, 904	904 Erie Ave	Takoma Park	20912	1942	1	5/1/2019	100%	1
Garland Avenue, 8304	8304 Garland Ave	Takoma Park	20912	1941	6	5/1/2019	100%	6
Garland Avenue, 8308	8308 Garland Ave	Takoma Park	20912	1941	6	5/1/2019	100%	6
Erie Avenue, 910	910 Erie Ave	Takoma Park	20912	1942	2	5/1/2019	100%	2
Garland Avenue, 8008	8008 Garland Ave	Takoma Park	20912	1935	3	5/1/2019	100%	3
Yorkshire II	11401 July Dr	Silver Spring	20904	1990	96	9/1/2018	25%	24
308 PATTERSON CT	308 PATTERSON CT	TAKOMA PARK	20912	1938	7	1/1/2019	100%	7
Sligo Park Hills Blair House	108 Schuyler Rd 8201 16th St.	Silver Spring	20901	1949	26	11/1/2018	25%	7
Rock Creek Springs	8000 Eastern Dr.	Silver Spring	20910	1961	313	4/1/2019	25%	78
Silver Spring Avenue, 761	8000 Eastern Dr. 761 Silver Spring Ave	Silver Spring	20910	1942 1931	215 3	4/1/2019	25%	54 3
Cole Spring Plaza	761 Silver Spring Ave 1001 Spring St.	Silver Spring	20910	1931	3	10/1/2018	100%	3
Colesville Towers	1001 Spring St. 8811 Colesville RD	Silver Spring	20910	1967	268	11/1/2018	25%	67
Bonifant Street, 828	8811 Colesville RD 828 Bonifant St.	Silver Spring	20910	1966	259	11/1/2018	25%	65
Eastern Avenue Apartments	828 Bonifant St. 7603 Eastern Ave	Silver Spring	20910	1927	3	4/1/2019	100%	3
Thayer Avenue, 810	7603 Eastern Ave 810 Thayer Ave	Silver Spring	20910	1936	41	5/1/2019	100%	41
Barbizon Apartments	810 Thayer Ave 735 Sligo Ave	Silver Spring	20910	1921	3	5/1/2019	100%	3
Gramax Towers	735 Sligo Ave 8060 13th St.	Silver Spring	20910	1959	74	11/1/2018	25%	19
Thayer Avenue, 746	8060 13th St. 746 Thayer Ave	Silver Spring	20910	2004	180	11/1/2018	25%	45
Citron Apartments	746 Thayer Ave 815 Pershing Dr	Silver Spring	20910	1922	2	5/1/2019	100%	2
Sumner Highlands Fields Of Carleton, The Kentwood Apartments	815 Pershing Dr 4507 Sangamore 5079 Bradley Blvd 4740 Bradley Blvd 4750 Chevy Chase Dr.	Silver Spring	20910	2012	222	9/1/2018	25%	56
North Park Apartments	4507 Sangamore 5079 Bradley Blvd 4740 Bradley Blvd 4750 Chevy Chase Dr. 4615 Park Ave	Bethesda Bethesda Chevy Chase Chevy Chase	20816 20814 20815 20815	1954 1953 1954 1957	125 369 100 62	4/1/2019 11/1/2018 8/1/2018 11/1/2018	25%	31 92 25 16
	4615 Park Ave	Chevy Chase	20815	1971	310	4/1/2019	25%	78

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Ridge Drive, 6366, 6368 And 6370	6366 Ridge Dr.	Bethesda	20816	1933	3	11/1/2018	100%	3
Montgomery Club V	204 Water St.	Gaithersburg	20877	1979	47	4/1/2018	25%	12
Montgomery Club VI	17101 Queen Victoria Ct	Gaithersburg	20877	1982	109	4/1/2019	25%	27
Montgomery Club VII	9901 Killarney Ln	Gaithersburg	20877	1983	112	4/1/2019	25%	28
4701 Willard Apartments	4701 Willard Ave	Chevy Chase	20815	1968	525	11/1/2018	25%	131
Willow Manor At Cloppers Mill	18003 Mateney RD	Germantown	20874	2005	102	10/1/2018	25%	26
Hermitage Square	3213 Hewitt Ave	Wheaton	20906	1969	131	5/1/2019	25%	33
Strathmore House	3004 Bel Pre Rd	Silver Spring	20906	1971	210	4/1/2019	25%	53
Washington Square	8343 Fairhaven Dr.	Gaithersburg	20877	1970	50	11/1/2018	25%	13
Westchester West Mill Creek Garden Apartments	3214 Hewitt Ave 17654 Amity Dr.	Silver Spring Gaithersburg	20906 20877	1970 1985	345 148	11/1/2018 11/1/2018	25% 25%	86 37
Glenmont Crossing	2100 Georgian Woods Pl.	Wheaton	20902	1967	97	3/1/2019	25%	24
Cider Mill	18205 Lost Knife Cir.	Gaithersburg	20879	1972	864	11/1/2018	25%	216
Bauer Park	14635 Bauer Dr.	Rockville	20853	1977	142	9/1/2018	25%	36
Great Hope Homes	1140 Good Hope Rd	Silver Spring	20905		104	8/1/2018	25%	26
Sandy Spring Meadows	1 Branchwood Ct.	Sandy Spring	20860	1986	55	2/1/2019	25%	14
Andrew Kim House	2100 Olney Sandy Spring RD	Olney	20832	2002	76	11/1/2018	25%	19
2201 Spencerville Road	2201 Spencerville Rd	Spencerville	20866	0	3	5/1/2019	100%	3
Randolph Square	5307 Randolph Rd	Rockville	20852	1968	118	11/1/2018	25%	30
Rock Creek Terrace	12630 Veirs Mill Rd	Rockville	20853	1971	526	2/1/2019	25%	132
Ridgewood Apartments	4021 Postgate Ct.	Silver Spring	20906	1987	274	2/1/2019	25%	69
Timberlawn Crescent	5707 Luxemburg St.	Rockville	20852	1989	107	11/1/2018	25%	27
Crystal Spring	14301 Georgia Ave	Silver Spring	20906	1968	435	11/1/2018	25%	109
Rock Creek Woods	13206 Twinbrook Pkwy	Rockville	20851	1967	269	4/1/2019	25%	67
Strathmore Court At White Flint	5440 Marinelli RD	North Bethesda	20852	1996	202	8/1/2018	25%	51
Georgia Avenue, 20215	20215 Georgia AVE	Brookeville	20833	0	4	4/1/2019	100%	4
Woodfield Apartments LLC	23901 Woodfield Rd	Gaithersburg	20882	1952	4	4/1/2019	100%	4
Stonecreek Club Apartments	12840 Locbury Cir.	Germantown	20874	1984	240	11/1/2018	25%	60
Holsey Road, 9115	9115 Holsey Rd	Damascus	20872	1976	2	4/1/2019	100%	2

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Mt. Vernon Avenue, 26026-28	26026 Mount Vernon Ave	Damascus	20872		2	11/1/2018	100%	2
The Point At Germantown Ridge Road, 25930	2 Observation Ct.	Germantown	20876	1990	217	4/1/2019	25%	54
Georgia Avenue, 22310	25930 Ridge Rd	Damascus	20872	1954	4	4/1/2019	100%	4
Elms At Germantown	22310 Georgia Ave	Brookeville	20833	1946	2	4/1/2019	100%	2
Covenant Village	20426 Apple Harvest Cir.	Germantown	20874	2005	316	11/1/2018	25%	79
Complexes 209	18889 Waring Station Rd	Germantown	20874	2007	89	11/1/2018	25%	22
	Totals:				17397			5589

ATTACHMENT 4:
Annual Inspections

License Number	Community Name	Street Address	City	Zip Code	Year Built	Unit Count	Units Inspected	First Inspection Date	Last Inspection Date	Next Inspection Date	Incomplete Inspection Status
17155	Charter House	1316 Fenwick Ln	Silver Spring	20910	1964	213	213	1/30/2018	7/31/2018	10/1/2019	
17192	Northwest Park	475 Southampton Dr	Silver Spring	20903	1958	747	62	9/13/2016	2/7/2017	3/17/2019	
17195	Flower Branch Apartments	8628 Piney Branch Rd	Silver Spring	20901	1955	362	21	8/29/2018	3/6/2017	9/1/2019	
17275	Montgomery White Oak	11550 Stewart Ln	Silver Spring	20904	1965	591	54	1/31/2018	8/14/2018	9/1/2019	Open case without any violations
17556	Montgomery Paint Branch	11556 February Cir	Silver Spring	20904	1983	243	17	2/7/2018	4/24/2018	10/1/2019	
17567	Montgomery Paint Branch I I	11556 February Cir	Silver Spring	20904	1985	117	12	2/7/2018	4/24/2018	10/1/2019	
17581	Montgomery Paint Branch I I	11556 February Cir	Silver Spring	20904	1986	168	17	4/5/2018	7/17/2018	10/1/2019	
17585	Montgomery Club V I I	9901 Killarney Ln	Gaithersburg	20877	1983	112	8	12/20/2016	5/3/2017	4/1/2019	
17386	Quebec Terrace, 1005-07-09	1005 Quebec Ter	Silver Spring	20903	1954	12	4	3/23/2017	4/25/2017	5/1/2019	
18013	Kensington House	10225 Frederick Ave	Kensington	20895	1985	138	133	6/27/2018	7/5/2018	10/1/2019	Open case without any violations
17461	Peppertree Farm	14120 Weeping Willow Dr	Silver Spring	20906	1974	881	21	2/14/2018	8/20/2018	9/1/2019	
17549	Montgomery Club V I	17101 Queen Victoria Ct	Gaithersburg	20877	1982	109	16	12/20/2016	5/3/2017	4/1/2019	
17437	Plymouth Street, 8717	8717 Plymouth St.	Silver Spring	20901	1953	4	4	5/7/2018		9/4/2018	Citations issued
17813	Plymouth Street, 8712	8712 Plymouth St.	Silver Spring	20901	1952	6	4	5/7/2018		9/4/2018	Citations issued

Bill No. 19-15
Concerning: Landlord –Tenant Relations
– Licensing of Rental Housing –
Landlord-Tenant Obligations
Revised: 11/29/2016 Draft No. 11
Introduced: April 21, 2015
Enacted: November 29, 2016
Executive: December 12, 2016
Effective: March 13, 2017;
Section 29-30 June 10, 2017
Sunset Date: None
Ch. 39, Laws of Mont. Co. 2016

COUNTY COUNCIL FOR MONTGOMERY COUNTY, MARYLAND

Lead Sponsor: Councilmember Elrich
Co-Sponsor: Councilmembers Navarro and Hucker

AN ACT to:

- (1) provide for annual inspection of certain residential rental properties;
- (2) require the use of a standard form lease and applicable optional provisions for certain residential rental properties;
- (3) require the publication of certain information related to rental housing;
- (4) require the Department of Housing and Community Affairs to review certain rent increases;
- (5) provide for certain remedies to be awarded by the Commission on Landlord-Tenant Affairs;
- (6) provide certain rights to tenants facing rent increases; and
- (7) generally amend the law related to landlord-tenant relations.

By amending

Montgomery County Code
Chapter 29, Landlord – Tenant Relations
Sections 29-6, 29-22, 29-27, 29-28, 29-30, 29-31, 29-33, 29-47, 29-51, 29-53, and 29-54

[[By adding

Montgomery County Code
Chapter 29, Landlord – Tenant Relations]]
[[Sections]] [[Section 29-55]] [[and 29-56]]

Boldface	<i>Heading or defined term.</i>
<u>Underlining</u>	<i>Added to existing law by original bill.</i>
[Single boldface brackets]	<i>Deleted from existing law by original bill.</i>
<u>Double underlining</u>	<i>Added by amendment.</i>
[[Double boldface brackets]]	<i>Deleted from existing law or the bill by amendment.</i>
* * *	<i>Existing law unaffected by bill.</i>

The County Council for Montgomery County, Maryland approves the following Act:

58

- 28 (h) The Director must report on rental housing inspections to the Executive
 29 and the Council, by September 1 of each year. The report must include:
 30 (1) the address of each property inspected during the prior fiscal year;
 31 (2) the address of each property that has been inspected or is scheduled
 32 to be inspected on an annual or triennial basis during the current
 33 fiscal year;
 34 (3) for each property inspected:
 35 (A) a summary of violations by:
 36 (i) number found;
 37 (ii) number corrected; and
 38 (iii) type of violation; and
 39 (B) the status of any incomplete inspections.
 40 (4) for each property required to have a corrective action plan under
 41 Section 29-22 in the prior fiscal year or during the current fiscal
 42 year, a list of:
 43 (A) violations found;
 44 (B) violations corrected; and
 45 (C) the status of the corrective action plan[.];
 46 (5) the number of citations issued to each landlord during the prior and
 47 current fiscal years;
 48 (6) the amount of fines collected from each landlord during the prior
 49 and current fiscal years; and
 50 (7) the number of calls to the County concerning rental housing
 51 complaints, by language of the caller.

* * *

53 **29-22. Inspection of rental housing.**

- 54 (a) [The] Except as provided in this Section, the Director must inspect [[all
 55 rental housing consisting of two or more dwelling units, including]] each

54

56 apartment complex and personal living quarters building licensed as
 57 rental housing, at least once [every three years] [[each year]] within each
 58 three-year period to determine if it complies with all applicable laws.
 59 [The Director may inspect an apartment complex or personal living
 60 quarters building more often than the triennial inspection.] The Director
 61 may inspect an apartment complex or personal living quarters building
 62 more often than the triennial inspection.

63 (b) [[If the Director finds that a landlord of licensed rental housing has a
 64 demonstrated history of compliance with applicable laws over the most
 65 recent three years, the Director may thereafter inspect the licensed rental
 66 housing once every three years.]] The Director must inspect, at least once
 67 each year, any rental housing which, after inspection, the Director:

68 (1) finds in violation of any applicable law that adversely affects the
 69 immediate health and safety of the tenants, including:

70 (A) rodent or insect infestation affecting 20% or more units in a
 71 building;

72 (B) extensive and visible mold growth on interior walls or
 73 surfaces exposed to the occupied space;

74 (C) windows that do not permit a safe means of egress;

75 (D) pervasive and recurring water leaks the result in chronic
 76 dampness, mold growth, or personal property damage in
 77 more than one unit; or

78 (E) lack of one or more working utilities that is not shut off due
 79 to tenant non-payment, including:

80 (i) natural gas;

81 (ii) electricity;

82 (iii) water;

83 (iv) sewage disposal; or

- 84 (2) determines to be a troubled property, under a procedure established
 85 by method (2) regulation that:
 86 (1) classifies violation types by severity; and
 87 (2) rates properties by:
 88 (i) severity of violations; and
 89 (ii) quantity of violations.
- 90 (c) The Director must require a corrective action plan for any property
 91 subject to annual inspections under subsection (b). A property required to
 92 develop and implement a corrective action plan must be inspected at least
 93 once each year until the Director determines that the corrective action
 94 plan has been successfully completed.
- 95 (d) The Director may inspect any other rental housing if the Director receives
 96 a complaint or a request from a landlord or tenant or believes that the
 97 rental housing does not comply with all applicable laws.
- 98 ~~(c)~~~~(d)~~(e) As a condition of receiving a license under this Chapter, a
 99 landlord must agree to:
- 100 (1) allow access to the Department for any inspection required under
 101 this Chapter or Chapter 26; ~~[[and]]~~
- 102 (2) notify any affected tenant whose unit requires inspection at least
 103 72 hours in advance of ~~[[the]] a scheduled inspection under~~
 104 subsection (a) of this Section~~[[.]]~~; and
- 105 (3) when subject to annual inspection under subsection (b), provide
 106 quarterly updates to the Director listing all maintenance requests
 107 received by the landlord from tenants.
- 108 ~~(d)~~~~(e)~~(f) If an inspection indicates that any rental housing does not
 109 comply with all applicable laws, the Director ~~[[may]]~~ must notify the
 110 landlord in writing and order correction of each violation within a

111 specified period of time. If the landlord does not correct the violation in
112 the specified period of time, the Director may:

113 (1) authorize a tenant to:

114 (A) have the violation corrected by a licensed contractor
115 selected from a list maintained by the Director, and

116 (B) deduct the reasonable cost of the repair, up to the amount of
117 one month's rent, from the tenant's rent; or

118 (2) revoke the license or take other remedial action under Section 29-
119 25.

120 ~~[(f)]~~(g) A landlord of licensed rental housing ~~[[found in]]~~ notified after
121 initial inspection of a violation of applicable laws ~~[[more than twice in~~
122 two consecutive years]] must pay the cost of the ~~[[next inspection]]~~ third,
123 and subsequent inspections, as ~~[[determined by the Director]]~~ established
124 in regulation, if the violation is not corrected by the second inspection.

125 * * *

126 **29-27. Contents of lease.**

127 [Each] ~~[[A landlord must use the standard form lease]]~~ ~~[[and any appropriate~~
128 model optional provisions]] ~~[[furnished by the Director for each]]~~ Each lease for rental
129 housing located in the County ~~[[. Each lease]]~~ must:

130 * * *

131 (s) Allow the tenant to terminate the lease upon 30 days' written notice to the
132 landlord due to:

133 (1) an involuntary change of employment from the Washington
134 metropolitan area[[,]];

135 (2) the death of major wage earner[[,]];

136 (3) unemployment[[,]];

137 (4) the tenant or the tenant's child being a victim of domestic violence;

- 138 (5) a landlord harassing the tenant or violating the tenant's privacy
- 139 rights;
- 140 (6) the tenant or tenant's spouse being:
- 141 (A) 62 years of age or older;
- 142 (B) no longer live independently; and
- 143 (C) needing to move to a nursing home or other senior citizen
- 144 housing;
- 145 (7) the tenant being incarcerated or declared mentally incompetent; or
- 146 (8) other reasonable cause beyond the tenant's control.

147 The lease may provide that in the event of termination under this

148 provision, the tenant is liable for a reasonable termination charge not to

149 exceed the lower of one month's rent or actual damages sustained by the

150 landlord.

151 (t) [[Allow the tenant to rescind the lease within two days after signing the

152 lease.

153 (u)] Allow the tenant to convert a one-year lease to a two-year lease within 30

154 days after signing the lease, unless the one-year lease was offered by the

155 landlord consistent with subsection 29-28(c).

156 ~~[(v)]~~(u) Notify the tenant that:

157 (1) general information and assistance is available from the

158 Department regarding:

159 (A) questions about any addenda to the lease;

160 (B) evictions [[are available from the Department.]]; and

161 (2) the tenant is entitled to a hard copy of the Landlord-Tenant

162 Handbook as required under subsection 29-28(f) and that the

163 Landlord-Tenant Handbook is available on the County website.

164 (v) Permit the tenant to correct violations of applicable law in the unit and
165 deduct the reasonable cost of the repairs from the tenant's rent as
166 authorized by the Director under subsection 29-22(f).

167 ~~[(v)]~~(w) Contain a plain language summary of tenant rights and
168 responsibilities, in a form established by the Executive by method (2)
169 regulation that includes, at a minimum:

- 170 (1) the term of the lease;
- 171 (2) the amount of the rent;
- 172 (3) the date on which the rent is due;
- 173 (4) the tenant's responsibility, if any, for utility costs;
- 174 (5) a list of additional tenant rights and responsibilities under the lease;
175 and
- 176 (6) information about services available to tenants from the
177 Department and the Commission.

178 **29-28. Leasing requirements generally.**

179 * * *

180 (c) The landlord must offer each lease for an initial term of [2] two years,
181 and a two-year term at each renewal, unless the landlord has reasonable
182 cause to offer a different [initial] term.

183 * * *

184 (2) As used in this subsection, reasonable cause means a situation in
185 which a ~~[[2-]]~~ two-year lease would create undue hardship or
186 expense for a landlord. Reasonable cause includes the sale of a
187 dwelling unit if settlement ~~[[if]]~~ is likely to occur within ~~[[2]]~~ two
188 years, a bona fide contract to sell the dwelling unit within ~~[[2]]~~ two
189 years, or a planned conversion to a condominium or cooperative
190 within ~~[[2]]~~ two years. If the landlord claims reasonable cause
191 exists under this subsection, the landlord must attach to the lease a

59

192 statement explaining the reasonable cause and advising the
193 prospective tenant of the tenant's right to challenge the cause by
194 filing a complaint with the Department.

195 (3) The landlord must include the following statement in each lease,
196 or as an addendum to an oral lease, and assure that it is signed and
197 dated by the parties:

198 Montgomery County law requires each landlord to offer each
199 prospective tenant a lease for an initial term of [2] two years, and
200 a two-year term at each renewal, unless the landlord has reasonable
201 cause to do otherwise. The tenant may accept or reject this offer.
202 Before signing this lease, the tenant confirms that (initial and date
203 one option):

204 (A) The landlord offered me a [2] two-year lease term and I
205 accepted it.

206 (B) The landlord offered me a [2] two-year lease term but I
207 rejected it.

208 (C) The landlord gave me a statement:

209 (i) explaining why the landlord had reasonable cause not
210 to offer me a [2] two-year lease term; and

211 (ii) telling me that I can challenge the landlord's action
212 by filing a complaint with the Montgomery County
213 Department of Housing and Community Affairs.

214 * * *

215 (f) At the beginning of a lease term, each landlord must provide each tenant
216 with a copy of the Landlord-Tenant Handbook [[furnished by the
217 Director,]] unless the tenant signs a statement declining a hard copy and
218 accepting referral to the Landlord-Tenant Handbook maintained on the
219 County website.

60

220 (g) Unless the tenant is in breach of the lease, if a landlord does not intend to
221 offer an existing tenant a renewed lease term, the landlord must give the
222 tenant 60 days' notice of the landlord's intent to terminate tenancy at the
223 lease expiration.

224 * * *

225 **29-30. Obligations of landlords.**

226 (a) Each landlord must reasonably provide for the maintenance of the health,
227 safety, and welfare of all tenants and all individuals properly on the
228 premises of rental housing. As part of this general obligation, each
229 landlord must:

230 * * *

231 (7) For each unit in a building constructed before July 1, 1978, and for
232 which units are not individually metered, provide the tenant with
233 all information required under the Public Utilities Article of the
234 Maryland Code and applicable COMAR provisions governing:

235 (A) electric and gas submeters; and

236 (B) energy allocation systems.

237 (8) Display in the lobby, vestibule, rental office, or other prominent
238 public place on the premises, a sign in a form approved by the
239 Director that includes information in English, Spanish, French,
240 Chinese, Korean, Vietnamese, and other languages as determined
241 necessary by the Director, about:

242 (A) filing a complaint under this Chapter; and

243 (B) the retaliatory practices prohibited under this Chapter.

244 * * *

245 **29-31. Landlord notice requirements.**

246 (a) Each landlord of an apartment complex in the County must:

247 (1) post [of] a durable notice in an accessible, conspicuous and
248 convenient place in each building to which the notice applies[.];
249 or

250 (2) distribute [of] the notice directly to all tenants.

251 The notice must contain the name or title and telephone number of at least
252 one responsible representative of the building management who may be
253 reached at all times in an emergency.

254 * * *

255 **29-33. Rights of tenants generally.**

256 * * *

257 (b) Tenants and tenant organizations have the right of free assembly in the
258 meeting rooms and other areas suitable for meetings within rental housing
259 during reasonable hours and upon reasonable notice to the landlord to
260 conduct tenant organization meetings. A landlord must not charge a
261 tenant organization or a group of tenants seeking to form a tenant
262 organization a fee for the first meeting of each month held to discuss
263 landlord-tenant issues, but [[The]] the landlord may charge a reasonable
264 fee for [[the use]] other uses of the meeting rooms or common areas[.];
265 [[but the]] The charge must not exceed the regular schedule of fees for
266 the facility to other groups. The landlord may also impose reasonable
267 terms and conditions on the use of the meeting rooms or common areas
268 if those terms and conditions do not undermine the purposes of this
269 Section.

270 * * *

271 **29-47. Commission action when violation found.**

272 * * *

273 (b) If the Commission or panel finds that a landlord has caused a defective
274 tenancy, it may award each party to the complaint one or more of the
275 following remedies:

276 * * *

277 (7) An order permitting a tenant to correct the condition that
278 constitutes the defective tenancy and abating the tenant's rent in an
279 amount equal to the reasonable cost incurred by the tenant.

280 (8) After a retaliatory or illegal eviction as defined in Section 29-32,
281 reasonable attorney's fees incurred by the affected tenant in
282 defense of the retaliatory or illegal eviction. The award must not
283 exceed \$1,000.00.

284 * * *

285 **29-51. Rental housing data collection.**

286 (a) The County Executive must establish procedures to collect and analyze
287 housing data for rental dwelling units in the County, and must make
288 every effort to centralize the data collection functions to minimize the
289 burden for landlords.

290 (b) The reporting process is mandatory for landlords of licensed rental
291 housing, including new dwelling units as they come on the market and
292 all vacant units.

293 (c) The data [collection frequency] must be [on an annual basis] collected
294 annually.

295 (d) The Director must use a survey form for collecting data designed to
296 minimize the repeated reporting of unchanged information, while
297 maintaining an accurate data base.

298 (e) The housing data collected must be used to [ascertain] measure the
299 supply and availability of rental housing, as well as other operating

300 characteristics. Each landlord must provide the following [information
 301 as requested by] to the County:

- 302 (1) The location of [the] each rental facility, including the zip code;
- 303 (2) Structure type;
- 304 (3) Year built;
- 305 (4) Distribution of units by standard bedroom sizes;
- 306 (5) The number of units by bedroom size that were re-rented during
 307 the month;
- 308 (6) The number of vacant days applicable to those units;
- 309 (7) The rent charged for each rental unit;
- 310 (8) The rent charged for each re-rented unit before vacancy; and
- 311 (9) The new turnover rent charged for each re-rented unit.

312 * * *

313 (i) The Director is primarily responsible for controlling rental housing data
 314 surveys for the County. The Director must share this information with
 315 other governmental agencies that need it without invading individual
 316 privacy. In this regard, the Director must coordinate survey activities
 317 with other County departments, and make available to the departments
 318 the results of all surveys in accordance with [executive] applicable
 319 procedure.

320 (j) The Director must publish, unless the publication is prohibited under
 321 State law, the information collected in the rental housing data survey
 322 on the County website, including a table listing all rental housing
 323 consisting of two or more dwelling units [[and the average rent increase
 324 for each unit]] by unit type and building type, [[by the following
 325 categories:

- 326 (1) 100 percent or less of the applicable rent increase guideline;

- 327 (2) greater than 100 percent, up to 125 percent of the applicable rent
- 328 increase guideline;
- 329 (3) greater than 125 percent, up to 150 percent of the applicable rent
- 330 increase guideline; and
- 331 (4) greater than 150 percent of the applicable rent increase
- 332 guideline.]]

333 (k) Any landlord who violates any provision of this Section is liable for

334 payment of a civil penalty in an amount not to exceed \$1,000 for each

335 violation.

336 **29-53. Voluntary rent guidelines; review of rent increases.**

337 (a) The County Executive must issue annual voluntary rent increase

338 guidelines not later than March 1 of each year. The Executive must

339 publish the guidelines in the County Register and on the County

340 website.

341 (b) The guidelines must be based on the increase or decrease in the

342 [residential rent component of the] residential rent component of the

343 Consumer Price Index for all urban consumers for the Washington-

344 Baltimore metropolitan area, or any successor index, for the preceding

345 calendar year, unless an alternative standard better reflecting the costs

346 of rental housing in the County is established by regulation.

347 (c) The Department should encourage landlords to hold rent increases at

348 the lowest level possible. The Department may review any rent

349 increase that appears to be excessive and encourage the landlord to

350 reduce, modify, or postpone the increase. [[The Department must

351 review all rent increases that are more than 100 percent of the

352 applicable rent increase guideline issued under subsection (a) to

353 recognize patterns of increases that particularly harm tenants.]]

354 **29-54. Rent adjustments; notice requirements.**

65

355 (a) A landlord must not increase the rent until ~~[[at least two]]~~ [2] ~~[[months]]~~
356 90 days after the landlord gives the tenant written notice of the increase.
357 ~~[[A landlord must give the tenant at least three months written notice~~
358 ~~before an increase of more than 100 percent of the rent increase~~
359 ~~guidelines.]]~~ A landlord must not impose more than one rent increase
360 on a tenant in any 12-month period. Each written rent increase notice
361 must contain the following information:

- 362 (1) The amount of monthly rent immediately preceding the effective
363 date of the proposed increase (old rent), the amount of monthly
364 rent proposed immediately after the rent increase takes effect
365 (new rent), and the percentage increase of monthly rent.
- 366 (2) The effective date of the proposed increase.
- 367 (3) The applicable rent increase guideline issued under Section 29-
368 53.
- 369 (4) A notice that the tenant may ask the Department to review any
370 rent increase that the tenant considers excessive.
- 371 (5) Other information that the landlord deems useful in explaining
372 the rent increase.

373 An otherwise valid notice of a rent increase is not invalid because the
374 notice contained an incorrect rent increase guideline number if the
375 landlord reasonably believed that the number was correct.

* * *

377 **[[29-55.]]** **[[Rights of tenants facing rent increases.**

378 (a) A tenant may ask the Department to confirm that a rent increase
379 complies with this Article.

380 (b) When a rent increase exceeds the applicable guideline, a tenant:

- 381 (1) may continue occupancy for up to two months after the lease
 382 term expires on a month-to-month basis at the current pre-
 383 increase rent; and
 384 (2) must give at least 15 days' notice to the landlord before vacating
 385 the premises.

386 **29-56.]] [[Rent surcharges prohibited.**

387 A landlord must not charge more than the rent]] [[charged]] [[offered for the]]
 388 [[prior]] [[renewed lease term when a tenant continues occupancy on a month-to-
 389 month basis.]]

390 **[Sec. 29-55] [[Sec. 29-57]] Sec. 29-55 – 29-65 Reserved.**

391 **Sec. 2. Two-year intensive inspection program.**

- 392 (a) The Director must, by July 1, 2019, inspect a sample of each
 393 multifamily rental property for which a certificate of occupancy was
 394 issued before January 1, 2015.
 395 (b) The Director must provide to the Council, by January 15, 2017, a plan
 396 to inspect rental housing under subsection (a) that includes:
 397 (1) a means of prioritizing inspections;
 398 (2) standardized inspections for all units; and
 399 (3) an estimate of the cost for conducting the inspections.

400 **Sec. 3. Transition.**

- 401 (a) The [[standard form lease]] plain language summary required under
 402 Section 29-27, as amended in Section 1, must be [[used for]] included
 403 with all leases entered into or renewed after the effective date of the
 404 regulation establishing the [[standard form lease]] form of the plain
 405 language summary.
 406 (b) The requirement that landlords provide certain information concerning
 407 electric and gas utility billing under Section 29-30, as amended in
 408 Section 1, takes effect 180 days after this Act becomes law.

409 *Approved:*

410 *Nancy Floreen* *December 1, 2016*
Nancy Floreen, President, County Council Date

411 *Approved:*

412 *Isiah Leggett* *December 12, 2016*
Isiah Leggett, County Executive Date

413 *This is a correct copy of Council action.*

414 *Linda M. Lauer* *Dec 12, 2016*
Linda M. Lauer, Clerk of the Council Date

415

Print

Montgomery County Code

Sec. 26-13. Designation of unfit dwellings and unsafe nonresidential structures; condemnation.

(a) *Standards for condemnation.* The enforcing agency may condemn as unfit for human habitation any individual living unit, dwelling, or dwelling unit or its premises, or as unsafe for human occupancy or use any nonresidential structures or its premises, which:

(1) is entirely or partly so damaged, decayed, dilapidated, unsanitary, unsafe, or vermin-infested that it creates a serious hazard to the health or safety of the occupants or the public;

(2) lacks, entirely or partly, illumination, ventilation, heating, water supply, or sanitation facilities, as required by this Chapter;

(3) is, because of its general condition, unsanitary or otherwise dangerous to the health or safety of the occupants or the public;

(4) contains unsafe equipment, including any boiler, heating equipment, elevator, moving stairway, electrical wiring or device, flammable liquid container, or other equipment, on the premises or in the structure which is in disrepair or a condition that the Director finds presents a hazard to the life, health, property, or safety of the occupants or the public;

(5) (A) is vacant and unoccupied for the purpose for which it was built;

(B) has remained substantially in that condition for at least one year; and

(C) has been cited for 5 or more violations of this Chapter, none of which has resulted in a 'not guilty' finding by a court; or

(6) is a public nuisance.

(b) *Notice required.* The enforcing agency must attempt to notify the owner of each individual living unit, dwelling or dwelling unit, and nonresidential structure condemned for human habitation, occupancy, or use. The enforcing agency also must post a warning placard on the property.

(c) *Vacating condemned property.*

(1) Any person occupying an individual living unit, dwelling, or dwelling unit when it is condemned as unfit for human habitation must vacate the condemned premises within a reasonable time ordered by the enforcing agency.

(2) Any person occupying or using a nonresidential structure when it is condemned as unsafe for human use or occupancy must vacate the building or structure immediately after a warning placard is posted.

(3) A person must not occupy or use, and an owner must not allow a person to occupy or use, an individual living unit, dwelling, dwelling unit, or nonresidential structure which has been condemned as unfit for human habitation or unsafe for human occupancy or use until the enforcing agency approves the occupancy or use and removes the placard. The enforcing agency may remove the placard if all defects on which the condemnation was based have been eliminated.

(d) *Removal of placard.* A person must not deface or remove a placard from any individual living unit, dwelling, dwelling unit, or nonresidential structure, except as authorized by the enforcing agency.

(e) *Secure from entry.* Each owner of a condemned or abandoned structure must:

69

(1) secure all windows and doors which are accessible from the ground, from an adjacent structure, or by the reasonably foreseeable use of a ladder, table, or other device, and

(2) keep them secured against unauthorized entry. (Mont. Co. Code 1965, § 91-11; 1972 L.M.C., ch. 16, § 13; 1980 L.M.C., ch. 29, § 1; 1988 L.M.C., ch. 23, § 1; 1993 L.M.C., ch. 26, § 2; 2002 L.M.C., ch. 15, § 1.)

Editor's note—Former § 26-12, “Designation of unfit dwellings and unsafe nonresidential structures; legal procedure of condemnation,” was repealed, reenacted with amendments, renumbered § 26-13, and retitled pursuant to 2002 L.M.C., ch. 15, § 1.

Editor's note—Former § 26-13, relating to housing board of review, derived from Mont. Co. Code 1965, § 91-12; 1972 L.M.C., ch. 16, § 13, and 1980 L.M.C., ch. 29, § 1, was repealed by § 1 of 1994 L.M.C., ch. 8.

Sec. 26-15. Severe conditions and corrective actions.

(a) *Severe conditions.* If the enforcing agency finds that immediate action is needed to protect the public health and safety as a result of a violation of this Chapter, Chapter 22, Chapter 8, or Chapter 17, the enforcing agency may, without notice, conference, or hearing, order the owner to correct or abate the violation.

(1) The order must be hand-delivered to the owner. If the order cannot be hand-delivered, the order must be posted on the property in a conspicuous location on or near each dwelling or nonresidential structure affected by the order.

(2) If the owner does not abate or correct the violation as directed after the order is delivered or posted, the enforcing agency may take any action reasonably necessary to abate or correct the condition or may contract to have the necessary action taken.

(3) If an enforcing agency proposes to take any action under this subsection that would directly affect any building or structure which has been designated on the master plan for historic preservation as a historic site or a historic resource in a historic district, the enforcing agency must make its best effort to consult with the Chair of the Planning Board or the Chair's designee before the enforcing agency removes the building or structure, substantially alters any exterior feature, or contracts to do either.

(b) *Violation, affect on adjacent property.* If an enforcing agency finds that any violation of this Chapter affects neighboring properties or the health or safety of the occupants or the public, the enforcing agency may order necessary actions by notice and service under subsection (a). If the actions are not taken in the time and manner prescribed, the enforcing agency may authorize an officer, agent or employee of the County, or a contractor, to execute the order.

(c) *Costs charged to owner.* The owner is liable to the County for all reasonable and necessary costs the County incurs as a result of an action taken under subsection (a) or (b). The costs constitute a debt owed the County and may be placed on the tax bill as a lien on the property and collected as ordinary taxes are collected, or collected as any other debt. (1972 L.M.C., ch. 12, § 6; 1972 L.M.C., ch. 16, § 13; 1979 L.M.C., ch. 53, § 1; 1980 L.M.C., ch. 29, § 1; 1988 L.M.C., ch. 23, § 1; 1993 L.M.C., ch. 26, § 6; 1994 L.M.C., ch. 8, § 1; 2002 L.M.C., ch. 15, § 1.)

Editor's note—Former § 26-19, “Emergency and corrective actions,” was repealed, reenacted with amendments, renumbered § 26-15, and retitled pursuant to 2002 L.M.C., ch. 15, § 1.

Editor's note—Former § 26-15, relating to appeal from decisions of housing board of review, derived from Mont. Co. Code 1965, § 91-13; 1972 L.M.C., ch. 16, § 13; 1980 L.M.C., ch. 29, § 1; 1988 L.M.C., ch. 23, § 1, and 1993 L.M.C., ch. 26, § 3, was repealed by 1994 L.M.C., ch. 8, § 1.