



# County Rent Stabilization Act Upgraded



The **Permanent Rent Stabilization and Protection Act (PRSA)** of 2024 has been enacted to protect renters from excessive rent increases while ensuring landlords can maintain their properties.

This law sets clear limits on how much rent can increase annually for many rental units, with special provisions for senior housing and exemptions for specific properties.

DPIE enforces the PRSA and is authorized to impose fines for violations ranging from \$1,000 for the first violation of the law up to \$5,000 for subsequent violations.

If you believe that you are overcharged, you should first contact your landlord to discuss the increase in your rent. If it is not resolved, then contact PGC311 to report your complaint.

Under the new law, rent increases for most rental units in Prince George's County are capped at 6 percent annually or CPI-U (Consumer Price Index) plus 3 percent, whichever is lower. For residents living in age-restricted senior housing, rent increases are limited to 4.5 percent annually or CPI-U, whichever is lower.

## **Exemptions:**

While the Act provides broad protections for renters, there are specific exemptions for certain types of properties. Units not subject to the new law include:

- Newly constructed units completed on or after January 1, 2000
- Units in medical, religious, and nonprofit facilities
- Owner-occupied group houses, Accessory Dwelling Units, and certain condominiums
- Hotels, motels, dormitories, and licensed assisted living facilities

For more information on the Act, visit the Department of Housing and Community Development website at [hcd@mypgc.us](mailto:hcd@mypgc.us).