

**FIRST READING: February 28, 2023**  
**SECOND READING/ADOPTION: March 21, 2023**  
**POSTED: March 22, 2023**  
**EFFECTIVE DATE: March 21, 2023**

**CITY OF MOUNT RAINIER, MARYLAND**

Ordinance No. 03-2023

Introduced by the Mayor & City Council

**Amending Chapter 3D, “Rent Stabilization”,  
Section 3D-102, “Definitions” to clarify the definition of  
the Rent Stabilization Allowance**

WHEREAS, pursuant to § 5-202 of the Local Government Article of the Annotated Code of Maryland, the Council of the City of Mount Rainier, Maryland (the “City Council”) has the authority to adopt such ordinances as it deems necessary to protect the health, safety and welfare of the residents of the municipality; and

WHEREAS, pursuant to Md. Code Ann., Local Gov’t. Article, § 5-202, the City of Mount Rainier (“the City”) has the authority to adopt such ordinances as it deems necessary to assure the good government of the City; protect and preserve the City’s rights, property, and privileges; and preserve peace and good order; and

WHEREAS, upon certain findings related to the affordability of housing in the City, the City Council enacted Ordinance No. 10-2022, adding Chapter 3D to the City Code, creating a rent stabilization program pursuant to which increases in rent for certain rental units in the City will ordinarily be capped by a specified Rent Stabilization Allowance

WHEREAS, it has come to the attention of the City Council that the definition of the Rent Stabilization Allowance under Section 3D-102 is ambiguous in certain respects; and

WHEREAS, the City Council wishes to clarify the definition of the Rent Stabilization Allowance to eliminate ambiguity with respect thereto,

**Section 1.** NOW THEREFORE BE IT ORDAINED AND ENACTED, by the Council of the City of Mount Rainier, that Chapter 3D, “Rent Stabilization”, Section 3D-102, “Definitions”, of the City Code be and hereby is amended to read as follows:

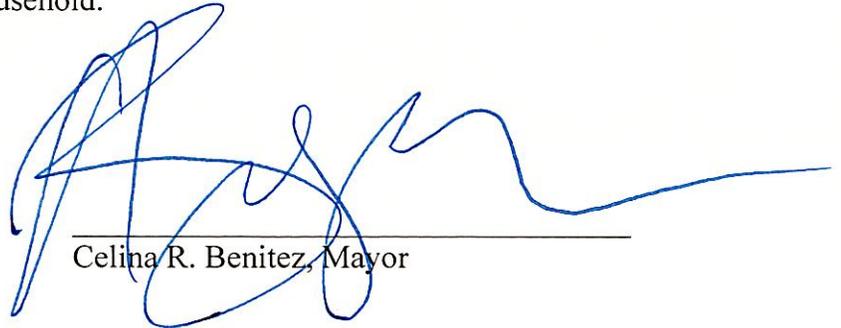
**Sec. 3D-102. Definitions**

The term “Rent Stabilization Allowance” means 60% of the ANNUAL INCREASE IN THE Consumer Price Index (CPI-U) FOR THE SILVER-SPRING-ROCKVILLE-FREDERICK AREA multiplied by the rent charged in the last Calendar year preceding the proposed increase or, if the unit is vacant but was previously rented, 60% of the ANNUAL INCREASE IN THE CPI-U multiplied by the rent that could have been charged had the unit been occupied in the preceding calendar year. The City shall publicize the rent stabilization allowance on its web- site.

**Section 2.** **BE IF FURTHER ORDAINED** by the Council of the City of Mount Rainier that, this ordinance is adopted by the Council of the City of Mount Rainier this 21<sup>st</sup> day of March, 2023 and shall take effect on the 21<sup>st</sup> day of March, 2023, provided that a fair summary has been read at the meeting at which it is introduced and adopted, that a copy shall be posted at City Hall for at least two weeks after it becomes effective, and that a fair summary is published at least once in a newspaper having general circulation in the City, inclusive of the City's newsletter mailed or otherwise delivered to every City household.

Attest:

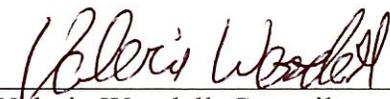
  
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Melissa Sam, City Clerk

  
\_\_\_\_\_  
Celina R. Benitez, Mayor

  
\_\_\_\_\_  
Luke Cheseck, Councilmember Ward 1

  
\_\_\_\_\_  
Jarrett Stoltzfus, Councilmember Ward 2

  
\_\_\_\_\_  
James Parlau, Councilmember Ward 1

  
\_\_\_\_\_  
Valerie Woodall, Councilmember Ward 2

UNDERLINED SMALL CAPS

: Indicate matter added to existing law.