

VIA Email

March 9, 2021

The Honorable Tom Huckler, President
and Members of the County Council
Montgomery County Council
100 Maryland Avenue
Rockville, Maryland 20850

Re: Bill 52-20 – Landlord-Tenant Relations – Protection Against Rent Gouging Near Transit

Dear Mr. Huckler and Members of the County Council:

On behalf of our 500-member businesses and 45,000 employees in Montgomery County, The Greater Bethesda Chamber of Commerce is submitting this letter in **Opposition to Bill 52-20 - Landlord-Tenant Relations – Protection Against Rent Gouging Near Transit.**

Bill 52-20 would set standards regarding rents charged within 1 mile of rail transit stations, and within ½ mile of bus rapid stations in Montgomery County. Rents within these areas would be required to comply with rent guidelines published by DHCA.

After reviewing the OLO Economic Impact Statement on this bill, which expresses the fact that this bill would have a negative economic impact overall, we believe that this rent control legislation is a solution in search of a problem. We also believe that this bill would have a negative impact on the preservation of the County's current aging rental housing stock. Just as important, this bill will discourage developers from developing new housing stock in the County and rather they would likely choose other neighbor jurisdictions that don't impose a risk threat such as this.

Most important, now is not the time to impose restrictive regulations that will hold back on our housing stock and growth of the County. Rather, now is the time for incentivizing the development of housing around transit centers.

We thank you for the opportunity to provide these written comments for the Greater Bethesda Chamber of Commerce.

Sincerely,



Allie Williams
President & CEO

