

Montgomery County Council

Council Hearing on the  
Expedited Bill 22-22, Landlord-Tenant Relations – Limitations on Rent Increases

July 26, 2022

Testimony of Aaron Droller  
Silver Spring, Maryland

Thank you, Council President Albornoz and members of the Council, for allowing me to submit testimony regarding Expedited Bill 22-22, Landlord-Tenant Relations – Limitations on Rent Increases (“Bill”). I am writing to respectfully request that you vote against the Bill. I share the Council's goal of increasing affordable housing in the County. However, the Bill, while well intentioned, ultimately may harm the very people it is trying to assist.

The drawbacks of rent control policy are well known and I'm sure are well understood by this Council. One need only look at other jurisdictions that have implemented rent control to know that this policy has market distortion effects that often result in far less housing stock, and higher housing and rental prices as a result. It is because of those drawbacks that I ask the Council to not consider any further rent control provisions on an emergency or expedited basis. The rent control measures put into place in response to the Covid-19 public health emergency must be allowed to end. I am concerned that with each successive temporary or emergency rent control policy, the County risks enshrining policies into law without appropriate deliberation or public input.

Because rent control is a major policy consideration with many potential, and well documented, unintended consequences, any consideration should go through regular order, with time for full public deliberation and legislative process. I believe this will provide transparency to the public and assist the Council in crafting the best possible affordable housing policy. Please vote against Expedited Bill 22-22. Thank you for your time.