

REAL ADVOCACY FOR REALTORS®

GCAAR'S PUBLIC POLICY BRIEF

REALTORS® Lobby in Annapolis

GCAAR members met with their State Senators and Delegates in Annapolis on critical issues affecting the real estate industry at the Maryland Association of REALTORS®' (MAR) Annual Lobby Day on January 24.

Issues discussed included:

- Easing open house regulations for discussing other properties
- Grant programs for costly fire sprinkler installations
- First-time home-buyer savings accounts
- Ensuring Best Available Technology (BAT) septic system requirements are limited to Maryland's Critical Areas

Stay up-to-date on MD legislation and events at www.mdrealtor.org.

New Rental Laws in DC and Montgomery County

In the next month, additional requirements will be in effect for those renting properties in Montgomery County and DC. If you are working with rental properties, contact the [Montgomery County Department of Housing and Community Affairs](#) or the [DC Department of Housing and Community Development](#) to ensure that you have the most up-to-date information.



New Montgomery County provisions (effective March 13, 2017):

- Leases must include a summary of a tenant's rights and responsibilities.
- Certain properties must be inspected more frequently.
- Tenants will be allowed to make certain repairs when authorized by the DHCA.
- Two-year lease renewal terms are required, if offering renewal.
- Property owners must give 60-days notice if terminating a tenancy at the end of a lease term; 90-days notice required for all rent increases.

New DC provisions (anticipated effective February 20, 2017):

- The definition of “ordinary wear and tear” with respect to security deposits has been altered.
- Access to the unit by housing provider is allowed.
- The housing provider’s ability to prohibit subletting has been altered when set forth in the lease.

REALTORS® helped scaled back this legislation from what was originally proposed. GCAAR’s Property Management Committee will be revising our current standard leases as needed.

See the full legislation for Montgomery County [here](#) and DC [here](#).

2016 Accomplishments

REALTORS® have a lot to be proud of in Montgomery County and DC. View the summaries:



[View 2016 DC Legislative Accomplishments](#)



[View 2016 MC Legislative Accomplishments](#)

Email your feedback or stories to mdlegislative@gcaar.com or dcllegislative@gcaar.com.

The information expressed within this email is a general resource guide for the members of GCAAR and is subject to change. The content of this email does not constitute legal advice and may not be relied upon as legal advice, and you may not convey or imply otherwise to clients, customers, other real estate professionals or members of the public. ©2017 GCAAR All Rights Reserved.

gcaar.com



GCAAR | 15201 Diamondback Drive, Suite 100, Rockville, MD 20850

[Unsubscribe](#)

[Update Profile](#) | [About our service provider](#)

Sent by mdlegislative@gcaar.com in collaboration with



Try it free today