

CITY OF HYATTSVILLE
PLANNING COMMITTEE AGENDA
NOVEMBER 18TH, 2025

Register in advance for this webinar:

https://us06web.zoom.us/webinar/register/WN_XHaMbfhzRtO-l96Bspdnpg

- 1. Introduction of Committee & Guest Members (7:00 PM)**
- 2. Committee Business**
 - Approve of May 20, 2025 Minutes
 - Approve of September 16, 2025 Minutes
 - Approve of October 21, 2025 Minutes
 - Election of Officers
 - Chair
 - Co-Chair
 - Record Keeper
- 3. Presentation: Riverfront at West Hyattsville DSP-20053-02**
 - DSP-20053 commences the development review process for the final phase of the Riverfront at West Hyattsville project. It includes the construction of a multifamily development with 342 proposed dwelling units, an integrated parking structure for vehicles and bikes, and an associated compensatory storage facility.
- 4. Presentation: Prince George's County DPIE Rent Stabilization**
 - Staff will provide an update on Rent Stabilization. The focus of this update will be on the County's Rent Stabilization Program, that has been under development since it adopted legislation in 2024. According the adopted legislation, the County will be ready to fully implement the program effective February 1, 2026.
- 5. Adjourn (9:00 PM)**

CITY OF HYATTSVILLE
PLANNING COMMITTEE MINUTES
MAY 20, 2025

Register in advance for this webinar:

https://us06web.zoom.us/webinar/register/WN_Qlj1WQV3Tp-3pBzXYaMchA

1. Introduction of Committee & Guest Members (7:03 PM)

- Maureen Foster, Committee Chair
- Todd Dengel, Committee Co-chair
- William Seath, Committee Member
- Marshall, Committee Member
- Greg Barnes, Committee Member
- Yohannes Bennehoff, Committee Member
- Kareem Redmond, Council Liaison
- David Cristeal, Staff Liaison
- Thomas Lester, Planner IV, MNCPPC, Presenter
- Justin Thornton, Planner II MNCPPC, Presenter
- Sarah Benton, AICP Supervisor, MNCPPC, Presenter

2. Committee Business

- Approval of April 15th and 29th 2025, minutes
 - A motion was made to approve the minutes by Committee Co-Chair Maureen, seconded by Greg. The motion was carried

3. Presentation of the 3rd Staff Draft of the West Hyattsville-Queens Chapel Sector Plan and Sectional Map Amendment (SMA)

- Sarah Benton: Good Evening, everyone. Thank you for joining us. Today, we're providing an update on the West Hyattsville–Queens Chapel Sector Plan and Sectional Map Amendment. We'll walk through the background, major changes, the City of Hyattsville's role, and the anticipated schedule.
- Thomas Lester: The sector plan and SMA were initiated by the County Council on January 18, 2022. Since then, we've had multiple public hearings and revisions. The most recent draft—Draft III—was released on April 24, 2025, following a Planning Board remand in January.
- Justin Thornton: The plan area is entirely within Councilmanic District 2 and includes a portion of the City of Hyattsville. It surrounds the 2006 West Hyattsville TDDP boundary and is mostly within Planning Area 68.

- Sarah Benton: Based on feedback from the last Joint Public Hearing, we made several updates. These include aligning with HB 538 to support affordable housing near Metro, incorporating zoning ordinance changes from CB-15-2024, and developing anti-displacement strategies.
- Thomas Lester: We've made updates across several plan elements Land Use and Zoning, Transportation, Housing and Neighborhoods, Community Heritage, Culture, and Design Public Facilities
- Justin Thornton: Importantly, the vision and elements related to Economic Prosperity, Natural Environment, and Healthy Communities remain unchanged.
- Sarah Benton: All single-family neighborhoods have been reclassified from Residential Medium to Medium High. The Washington Gas Light Company property has been changed from Institutional to Mixed-Use.
- Thomas Lester: We've also proposed zoning changes: RSF-65 to RSF-A (over 120 acres total) and AG to LTO-E (21.27 acres). We've added intermediate design guidelines and upgraded bike/pedestrian recommendations for Chillum Road.
- Justin Thornton: The plan is now reconciled with the Go Prince George's Preliminary Master Plan of Transportation. One notable change is converting the bike lane on Jamestown Road (BL-200) to a shared-use path (RES-233).
- Sarah Benton: We've reorganized this section to emphasize anti-displacement. New strategies under Policy HN 2 include: Legal assistance for at-risk residents, Support for renter advocacy, Right to return legislation, Establishing a Community Land Trust.
- Thomas Lester: Under Policy HN 4, we've added strategies to support increased density for qualifying projects near Metro and encourage missing middle housing in single-family zones.
- Justin Thornton: Here's what's ahead: July 2025: Joint Public Hearing, September 2025: Planning Board Adoption, October 2025: Council Work Session, November 2025: Council Approval
- Sarah Benton: Thank you for your time and attention. We're happy to take any questions. For follow-up, feel free to contact us at whqc@ppd.mncppc.org.

4. Adjourn (8:18 PM)

- Maureen: Motion to Adjourn
- Todd: Second

CITY OF HYATTSVILLE

PLANNING COMMITTEE MINUTES

SEPTEMBER 16, 2025

Register in advance for this webinar:

<https://us06web.zoom.us/j/83766559606?pwd=FacKia2Pilan9UT4FFipsUZwxgc0Qd.1>

1. Introduction of Committee & Guest Members (7:00 PM)

- Maureen Foster, Committee Chair
- Todd Dengel, Committee Co-chair
- William Seath, Committee Member
- Marshall, Committee Member
- Yohannes Bennehoff, Committee Member
- Greg Barnes, Council Liaison,
- Daniel Schaible, Council Liaison
- Jeff Ulysse, Staff Liaison
- Chloe Kauffman, Staff Liaison

2. West Hyattsville Queens Chapel Sector Plan and Sectional Map Amendment Update

- Preliminary Draft III of the West Hyattsville Queens Chapel Sector Plan was approved by the Prince George's County Planning Board on September 11th with recommended changes from M-NCPPC staff regarding land use/zoning, economic prosperity, transportation and mobility, natural environment, housing, community heritage, and public facilities. Notable changes include the deletion of LU 10.3 and the removal of zoning changes ZC 31, ZC 36, and ZC 37 from the Sectional Map Amendment.
 - Chloe: Provided a brief update of the West Hyattsville Queens Chapel Sector Plan and Sectional Map Amendment Update.
 - Jeff Ulysse: Adds that the Plan will move forward to County Council for approval and adoption.

3. Development Update

• Hyattsville Elementary School

This project includes the demolition of the existing elementary school for the construction of a three-floor school equipped with a media center, gymnasium with a stage, collaboration areas, and an outdoor education zone and playground that will be located on the roof. An associated parking garage will be located on the first floor.

- Chloe: Discussed the permitting status of the project, ongoing community outreach, and the amendment of construction hours.
- Marshall: Expresses that the amendment of the construction hours was not in line with the City's policy, is unprecedented, and was determined with a

lack of discernment, specifically regarding the lack of outreach done with the entire City.

- Chloe: Mentions that the City concluded to amend the hours due to the temporal costs associated with shortening construction hours, and this decision was made in accordance with community outreach that was conducted with the surrounding properties. Added that the City periodically meets with MCN and will take these comments into consideration.

- **Hyatt View**

Development of eight lots for the construction of single-family attached dwelling units.

- Chloe: Discussed the status of exterior work for the units. Informed the Committee that the owner is currently looking for buyers.

- **Mt Hermon Masonic Lodge**

Renovation and re-use of the Masonic Lodge with work to include the building to be retrofitted for 8 multi-family apartment units with either 1 or 2 bedrooms, with one ADA-compliant unit on the lowest level. Additionally, 1700 square feet of commercial/retail space will be included.

- Chloe: Provided a general overview of the project and discussed the associated easement and the approval of the PPS.
- Todd: Asks for more elaboration about the PPS.
- Chloe: Provided that the approval of the PPS was all she was aware of at this moment.
- Maureen: Requests confirmation that the PPS was approved.
- Jeff: Confirms the PPS was approved and posits that permitting is responsible for the lack of movement.
- Maureen: Did they present that they were also going to use their parking area for the next development?
- Jeff: Identifies this as one of the most pivotal details of the project. States that Park and Planning agreed to essentially split the project into two phases. He communicates that this approval is specific and only for the actual Masonic Temple and the adaptive reuse of the Temple site. The second phase of construction would require additional review.
- Todd: Lastly, do they have a tenant, the Masonic Lodge, or a prospective tenant? Is there an LOI?
- Jeff: No.

- **Dewey Parcels**

The project includes 5 parcels, totaling 21.16 acres. Construction is located on parcels 1, 2, and 5. The Bellevue occupies parcel 1 and consists of 361 multi-family apartment units and an associated parking garage for residents. The Devon is located on parcel 5 and consists of 321 multi-family apartment units with 1,258 square feet of commercial retail space. Lastly, with 136 stacked townhomes, The Crossing at Gateway is located on parcel 5.

- Chloe: Provides updates on The Bellevue, The Devon, and The Crossing at Gateway. States that the associated developer for The Crossing at Gateway is Stanley Martin, and they are currently under construction.
- Jeff: Adds that the foundation is installed and that he believes framing will be completed by spring and completion in late summer.

- **Library Apartments**

This project is an approved redevelopment project of an existing structured parking garage located on Toledo Rd. The project involves razing the eastern half of the parking garage and the construction of a 7-story multifamily apartment building with 209 multi-family apartments. The western half of the garage will remain as parking for the residents. The approved development project includes 103 studios, 93 one-bedroom units, and only 13 units are to be two-bedroom.

- Chloe: States that the Final Plat of Subdivision was approved September 11th at Prince George's County Planning Board in conformance with the PPS and DSP.

- **First United Methodist Church Housing**

The proposed development plan consists of the construction of 120 multi-family units on an underutilized portion of the First United Methodist Church. 36 of the units will be reserved as Permanent Supportive Housing (PSH) units, intended to house people experiencing homelessness. The complete unit breakdown follows: 70 senior units with a mix of studio, one-bedroom, and two-bedroom apartments, and 50 units for families with a mix of one-, two-, and three-bedroom units. The entire project currently calls for two separate projects to be built on the site, one built with the 9% Low Income Housing Tax Credit ("LIHTC") and the other with the 4% LIHTC. The 9% project will serve families earning a maximum area median income ("AMI") in the 30%-60% range, and the 4% project will serve seniors earning up to 60% AMI.

- Chloe: Provides an overview of the project and its funding schemes.

- **Multigenerational Center**

- The project site conceptual plan includes a new 2-level 86,300 square feet multi-gen facility, a small multi-purpose field, a 380-space parking garage below, and 24 surface parking spaces. The new center will include a double gymnasium, an aquatic feature, a fitness center with a running track, and flexible multipurpose program spaces, and is intended to move from a community center model to a multigenerational center model with a strong aquatics component.

- Chloe: Mentions that the project will be entering the design review phase in 2027.

- Jeff: Supplements the aforementioned statement by communicating what information was delivered to the City by the Project Coordinator. This includes that an RFP was solicited for design and build services for the Multigenerational Center, and was finalized and released on February 21st, early this year. On May 6th of this year, which was essentially the submission window for design and build proposals, closed. They're working to select a winning team and award a contract. Once the contracts are awarded, which they think will happen this fall, the design phase of the

facility will begin immediately. And then they expect that to kind of run through fall of 2027 and they have communicated several opportunities for community input. That's something that we're going to push for.

- Maureen: Is that through M-NCPPC?
- Jeff: Correct.
- Maureen: Have they clarified what they mean by an aquatic feature?
- Chloe: It will be a lap pool.
- Jeff: Supplies more information regarding the amenities that will be available with this project.
- Todd: Awesome. Where is it going again?
- Jeff: At the intersection of Adelphi and Toledo Rd.

- **3599 East West Highway**

Development of a new gas station with 8 gas pumps, a 9,592 square-foot commercial store and office building located at the southern end of the site, as well as a freestanding drive-up ATM.

- Chloe: Provides that the site is under construction, and Boehler Engineering is working on a few as-builts for water and sewer, and will be finishing the rest of the as-builts soon.
- Maureen: Is it still the same owner?
- Jeff: Clarifies that it is the same owner. However, there were some issues with regard to responsibility in terms of street light installation. States that SHA ultimately collaborated and coordinated with the City and the developer to determine the best course of action to move forward.

4. Adjourn (9:00 PM)

- Todd: Motion to Adjourn
- Will: Second

CITY OF HYATTSVILLE
PLANNING COMMITTEE MINUTES
OCTOBER 21, 2025

**In-Person Meeting City Building 4310
Gallatin Street, Multipurpose Room**

1. Introduction of Committee & Guest Members (7:00 PM)

- Maureen Foster, Committee Chair
- Todd Dengel, Committee Co-chair
- Marshall, Committee Member
- Audrey Johnson, Committee Member
- Greg Barnes, Council Liaison
- Kareem Redmon, Council Liaison
- Jeff Ulysse, Staff Liaison
- Chloe Kauffman, Staff Liaison

2. Committee Business

- **Approve of the May 20th, 2025 Minutes**
- **Approve of September 16, 2025 Minutes**
 - Maureen: Moved to postpone the approval of the minutes to next meeting.
- **Approve of 2026 Planning Committee Calendar**
 - Todd: Motion to approve
 - Marshall: Second
- **Election of Officers**
 - Chair
 - Co-Chair
 - Record Keeper
 - 1. Maureen: Moved to postpone the election of officers due to low attendance.
- Maureen inquired about development or departmental updates.
 - Jeff: Relayed that both Riverfront and St. Jerome Academy development projects will be resurfacing soon. Reported that the Mayor, City Administrator, and Community, Business, and Economic Development Department participated in an introductory meeting with Chairman Barnes of the Prince George's County Planning Board. Outlined a timeline of the Strategic Plan approval and asserted that the draft will be reviewed by the Planning Committee and City Council, receive public feedback, and finally be approved by the Council after a final draft is complete.
 - Maureen: Asked about the Multigenerational Center project and requested to be sent an updated plan denoting the new Olympic-size pool.
 - Jeff: Confirmed that he would send the project materials the City has on file.
- Kareem: Inquired about rent stabilization on the County level.

- Jeff: Relayed that the County has adopted the Permanent Rent Stabilization and Protection Act and is working on building up their program. He also provided a general overview of the history of Hyattsville's rent stabilization efforts.
 - Maureen: Requested an update on the Federalist Pig project.
 - Jeff: There were discussions about utilizing the same space Federalist Pig planned to occupy for a Honeymoon Chicken, an offshoot of Federalist Pig. Further, the applicant explored the possibility of occupying one of the commercial units associated with the Canvas apartments with no avail.
 - Todd: Asked about the Justice Center project.
 - Jeff: Said that the project is not currently a priority. Essentially, due to the lack of community involvement and input, the project was forced to reassess and reevaluate the project goals and desired deliverables.
 - Marshall: Expressed interest in obtaining a list of businesses within Hyattsville.
 - Jeff: Replied that he would be able to send that list with the 600+ businesses the City has on file.
- 3. Adjourn (7:35 PM)**
- **Todd:** Motion to adjourn and conduct the tour.
 - **Marshall:** Second
- 4. Hyatt View Development Tour (44th Ave & Oglethorpe St)**
- Development of eight lots for the construction of single-family attached dwelling units.
 - Tour concluded (8:55 PM).

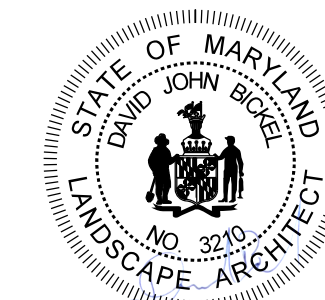
2	PROP. MULTIFAMILY DWELLING UNITS ON PARCEL 2 AND MODIFY THE COURT YARD	YOR	06/23/2025
1	ADD SOLAR PANELS & INCREASE SIGN AREA	DJB	08/30/2024
NO.	REVISIONS	BY	DATE

MISS UTILITY NOTE

INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND UTILITY CROSSINGS BY DIGGING TEST PITS BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION. CONTACT "MISS UTILITY" AT 1-800-257-7777, 48 HOURS PRIOR TO THE START OF EXCAVATION. IF CLEARANCES ARE LESS THAN SHOWN ON THIS PLAN OR TWELVE (12) INCHES, WHICHEVER IS LESS, CONTACT THE ENGINEER AND THE UTILITY COMPANY BEFORE PROCEEDING WITH CONSTRUCTION. CLEARANCES LESS THAN NOTED MAY REQUIRE REVISIONS TO THIS PLAN.

OWNER / DEVELOPER / APPLICANT

c/o GILBANE DEVELOPMENT COMPANY
WHPC BLOCK 3, LLC & WHPC BLOCK 4, LLC,
1100 NORTH GLEBE ROAD, SUITE 1000
ARLINGTON VA, 22201
CONTACT NAME: MR. MATT MICHETTI



7/14/2025

PLAN VIEW

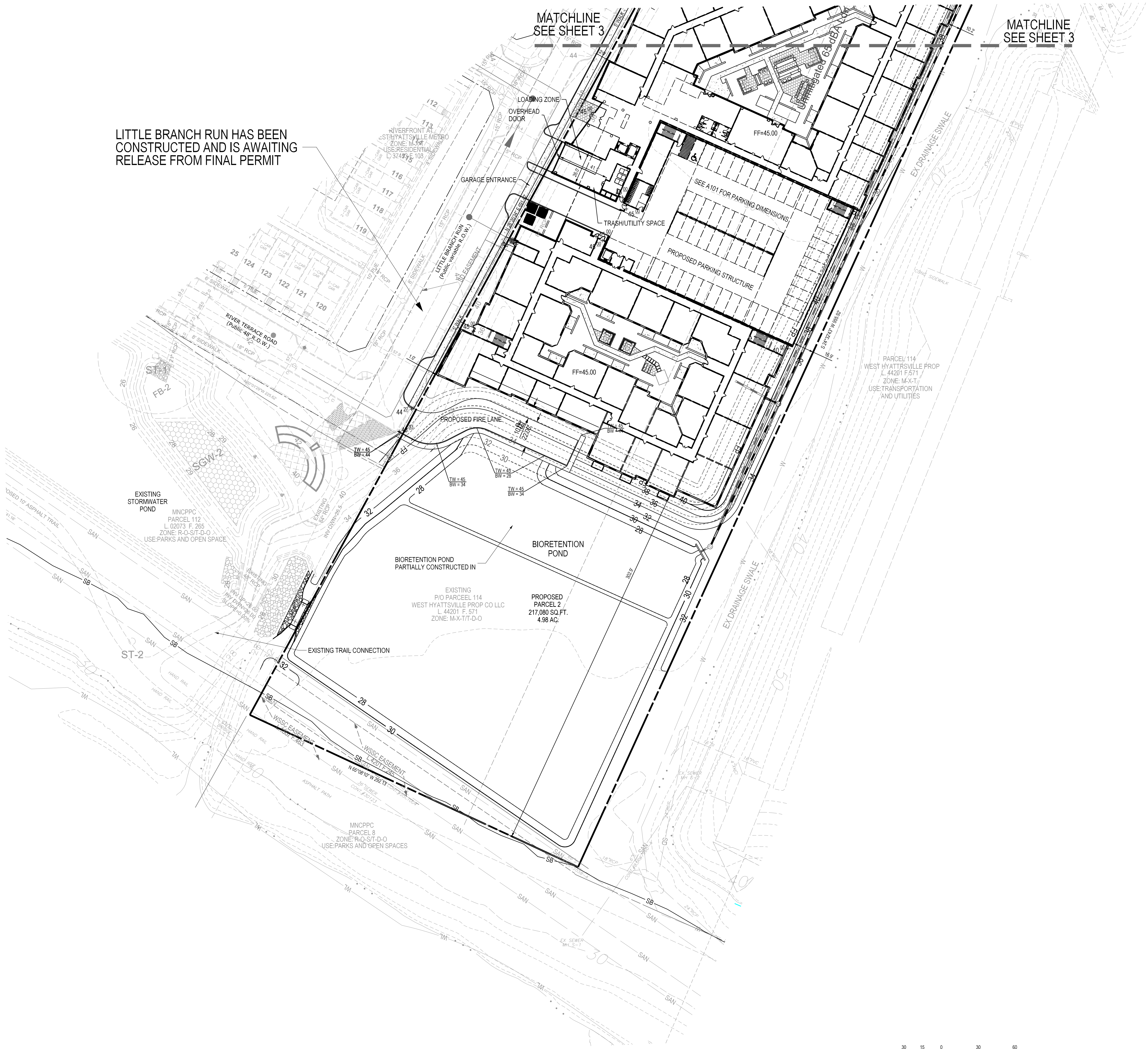
DETAILED SITE PLAN DSP-20053-02

WEST HYATTSVILLE
22700 HAMILTON STREET, HYATTSVILLE, MD 20782

TAX MAP: 41, E04	ZONING CATEGORY: M-X-TTDO
WSSC 200' SHEET 206NE02 207NE02	
SITE DATUM HORIZONTAL: NAD83 VERTICAL: NGVD1983	
 1" = 30'	DATE: APRIL, 2021 DESIGNED: YOR TECHNICIAN: YOR CHECKED: DJB CAD STPS.: VERSION: V8/1
SHEET 3 OF 4	
PROJECT NO. 0706-OF-00.	



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LITTLE BRANCH RUN HAS BEEN CONSTRUCTED AND IS AWAITING RELEASE FROM FINAL PERMIT

MATCHLINE
SEE SHEET 3

MATCHLINE
SEE SHEET 3

SOLTESZ, LLC
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Lanham, MD 20706
P. 301.794.7555 F. 301.794.7656
www.solteszco.com

Engineering
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MISS UTILITY NOTE
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OWNER / DEVELOPER / APPLICANT
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1100 NORTH GLEBE ROAD, SUITE 1000
ARLINGTON VA, 22201
CONTACT NAME: MR. MATT MICHEITI



PLAN VIEW
DETAILED SITE PLAN DSP-20053-02
WEST HYATTSVILLE
2700 HAMILTON STREET, HYATTSVILLE, MD 20782
CHILLUM (17th) ELECTION DISTRICT, PRINCE GEORGE'S COUNTY, MARYLAND

TAX MAP 41, E4	ZONING CATEGORY: M-X/T/D-O
WSSC 200 SHEET 200NE02	
SITE DATUM HORIZONTAL: NAD83 VERTICAL: NGVD1989	
1" = 30'	DATE: APRIL 2021 DESIGNED: YOR TECHNICIAN: YOR CHECKED: D/B CAD STOPS: V8 / NCS
SHEET 4 OF 4	
PROJECT NO. 0706-06-00	

Riverfront at West Hyattsville Metro

Hyattsville Planning Committee

November 18, 2025



Agenda

- Development Team
 - Bobby Gilbane, Gilbane Development Company
 - Matthew Michetti, Gilbane Development Company
 - Tom Haller, Gibbs and Haller
 - Civil Engineer, Soltesz, LLC
 - Architect, Davis Carter Scott
- Project Location
- Riverfront At West Hyattsville
- Phase 2 Multifamily
- Connectivity/Access/Trails
- Stormwater Management
- Building Design

Project Location



Riverfront at West Hyattsville



Phase Two Multifamily



Phase Two Multifamily

Program

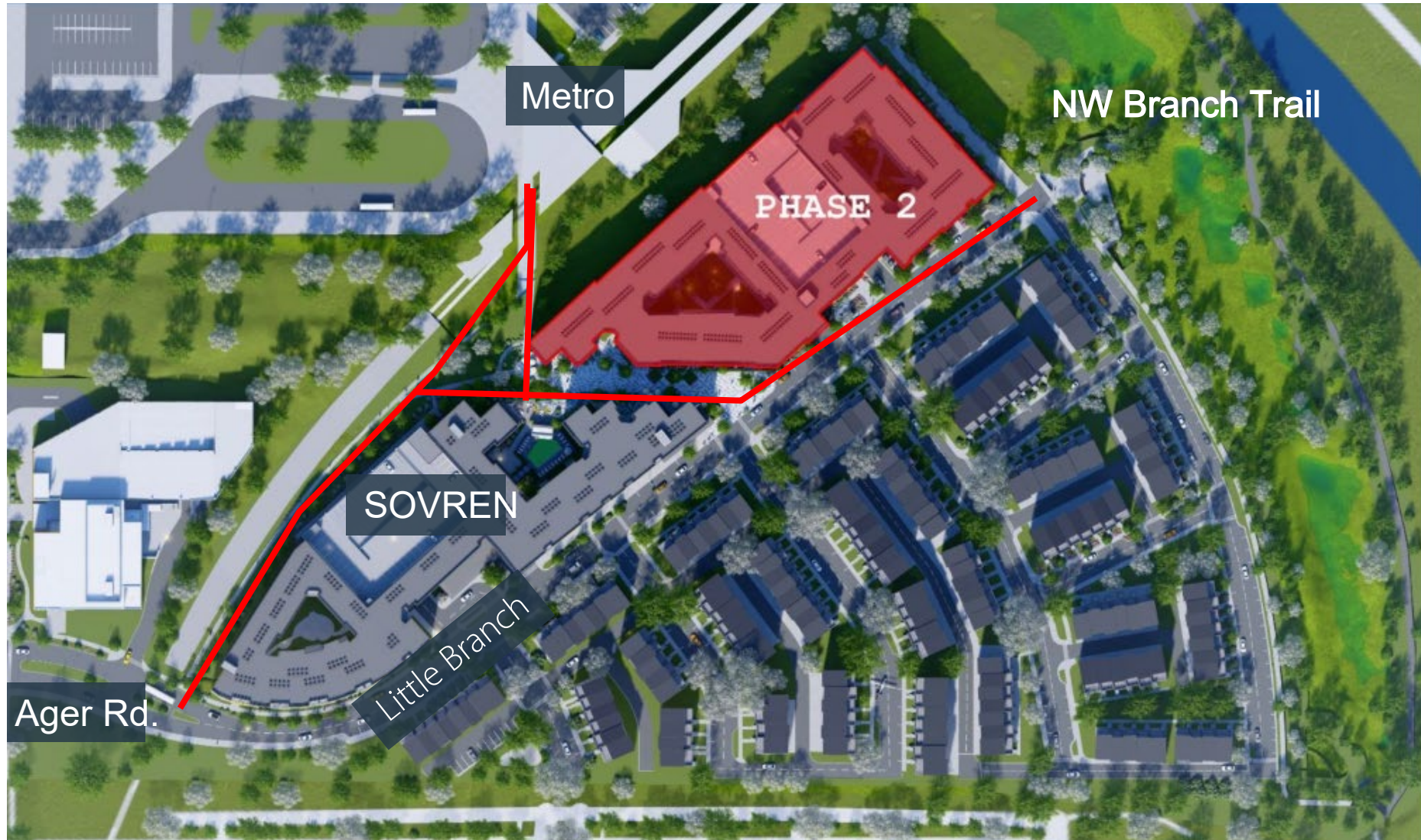
Unit Mix		
Unit Type	# Units	Average SF
Jr 1 Bed	42	563
1 Bed	131	699
1 Bed + Den	37	865
2 Bed	127	1056
3 Bed	5	1420
Total/Average	342	843

Schedule

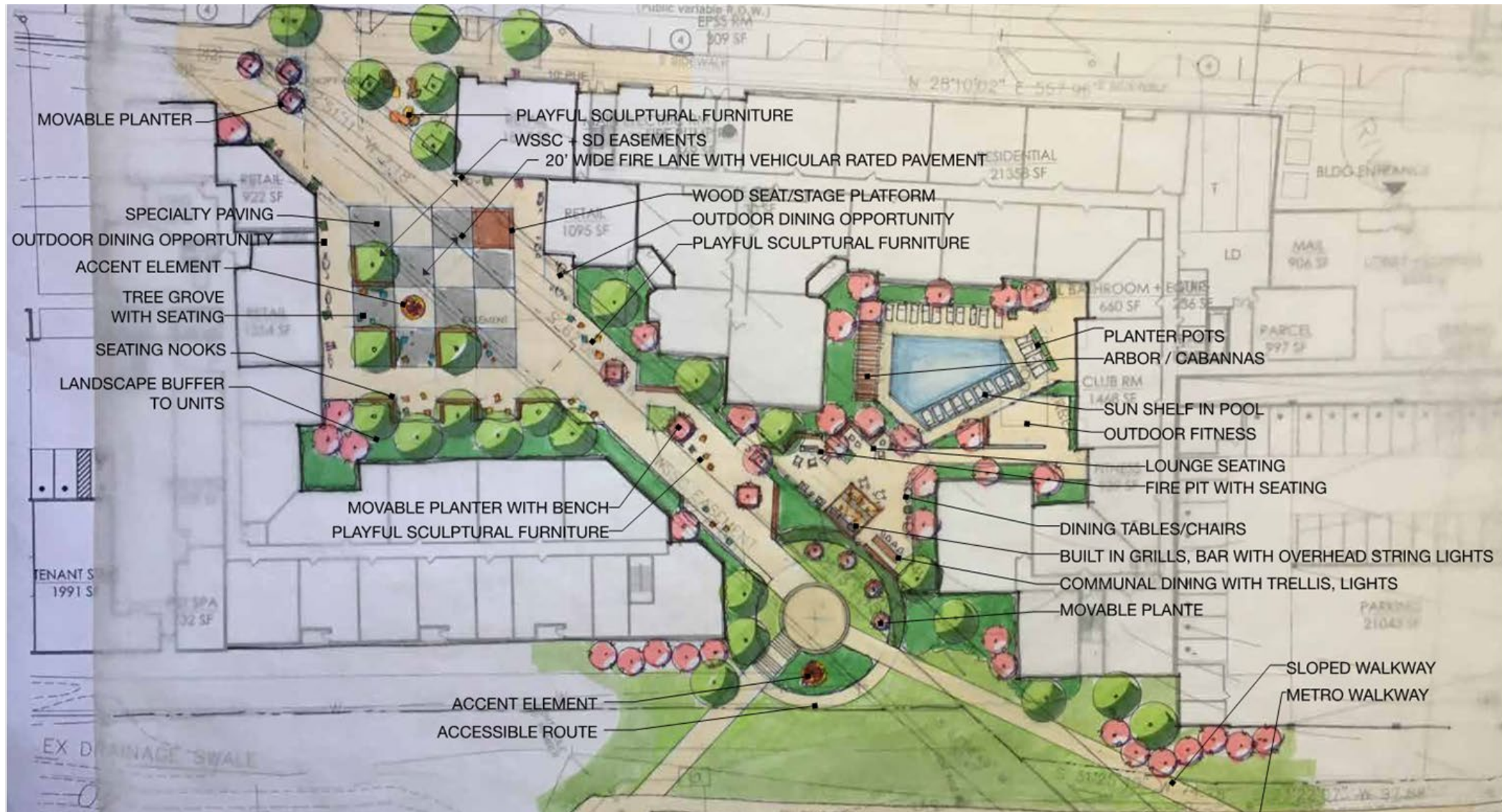
Task	Date
Detail Site Plan Board Approval	Feb-26
Building Permit	Nov-26
Construction Start	Dec-26
First Residential Occupancy	Oct-28
Stabilized Occupancy	Dec-28



Connectivity

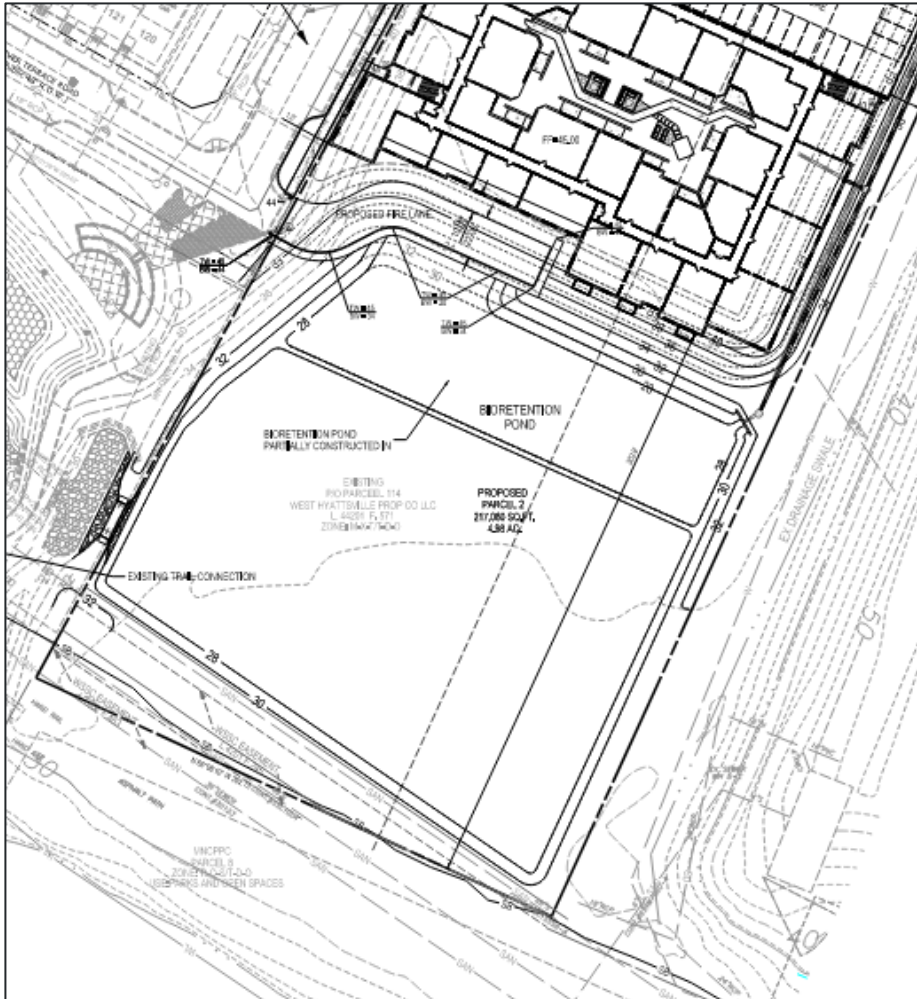


Connectivity



Stormwater Management

Phase 2 Gravel Wetlands



Building Design



Building Design



Building Design



Building Design



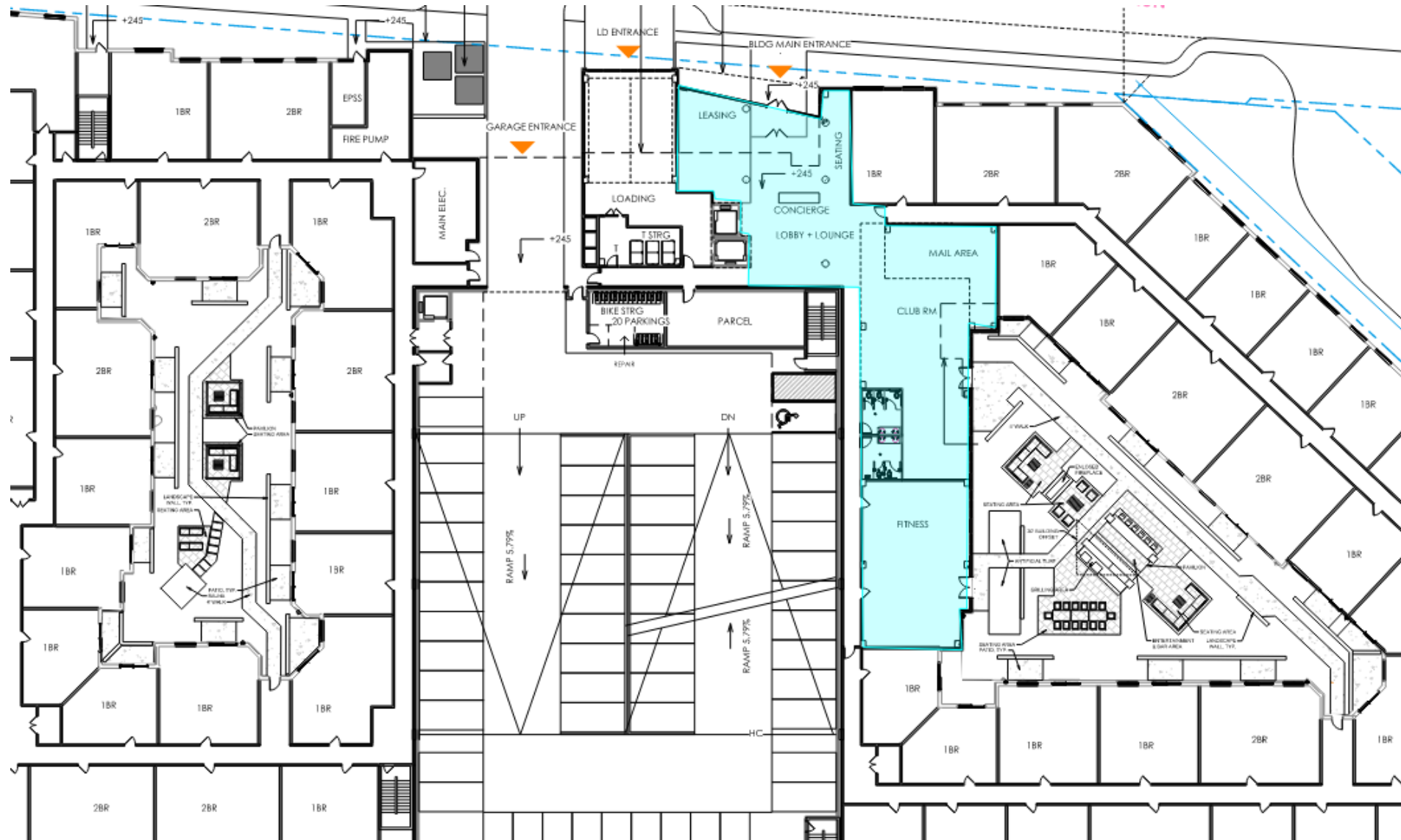
Building Design



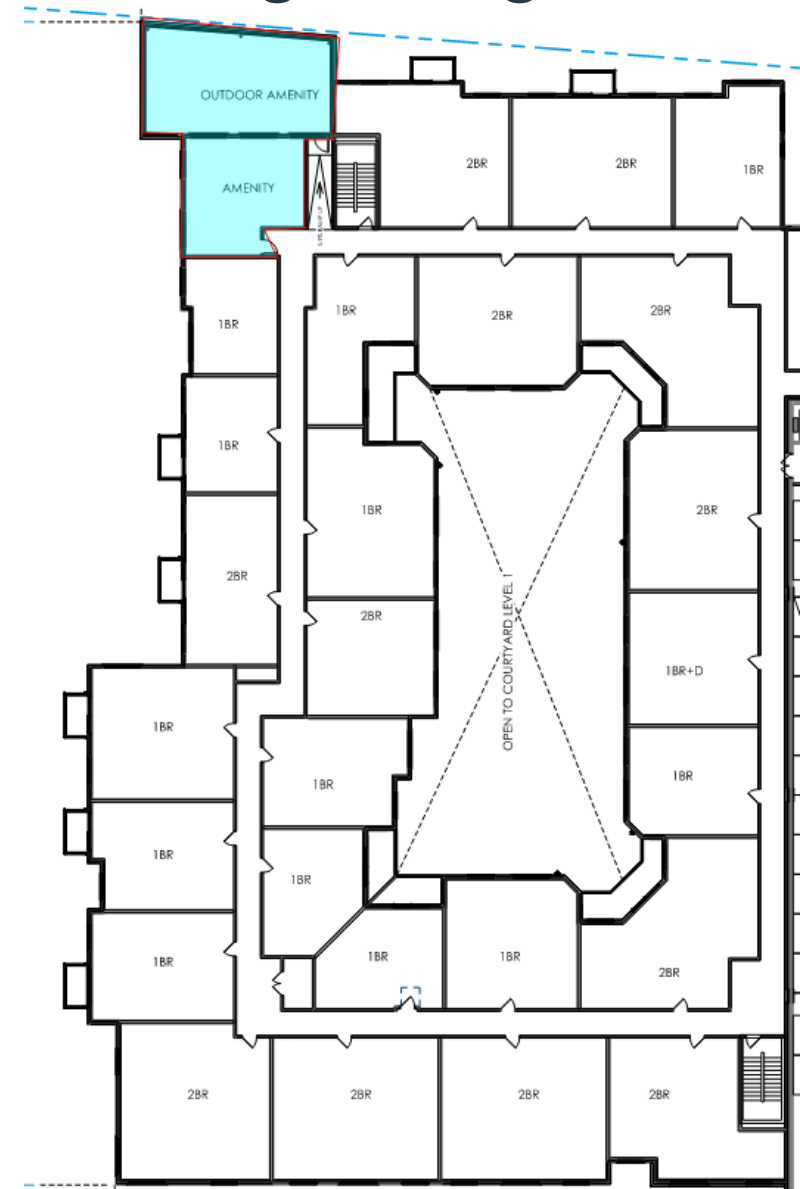
Building Design



Building Design– 1st Floor Amenities & Courtyards

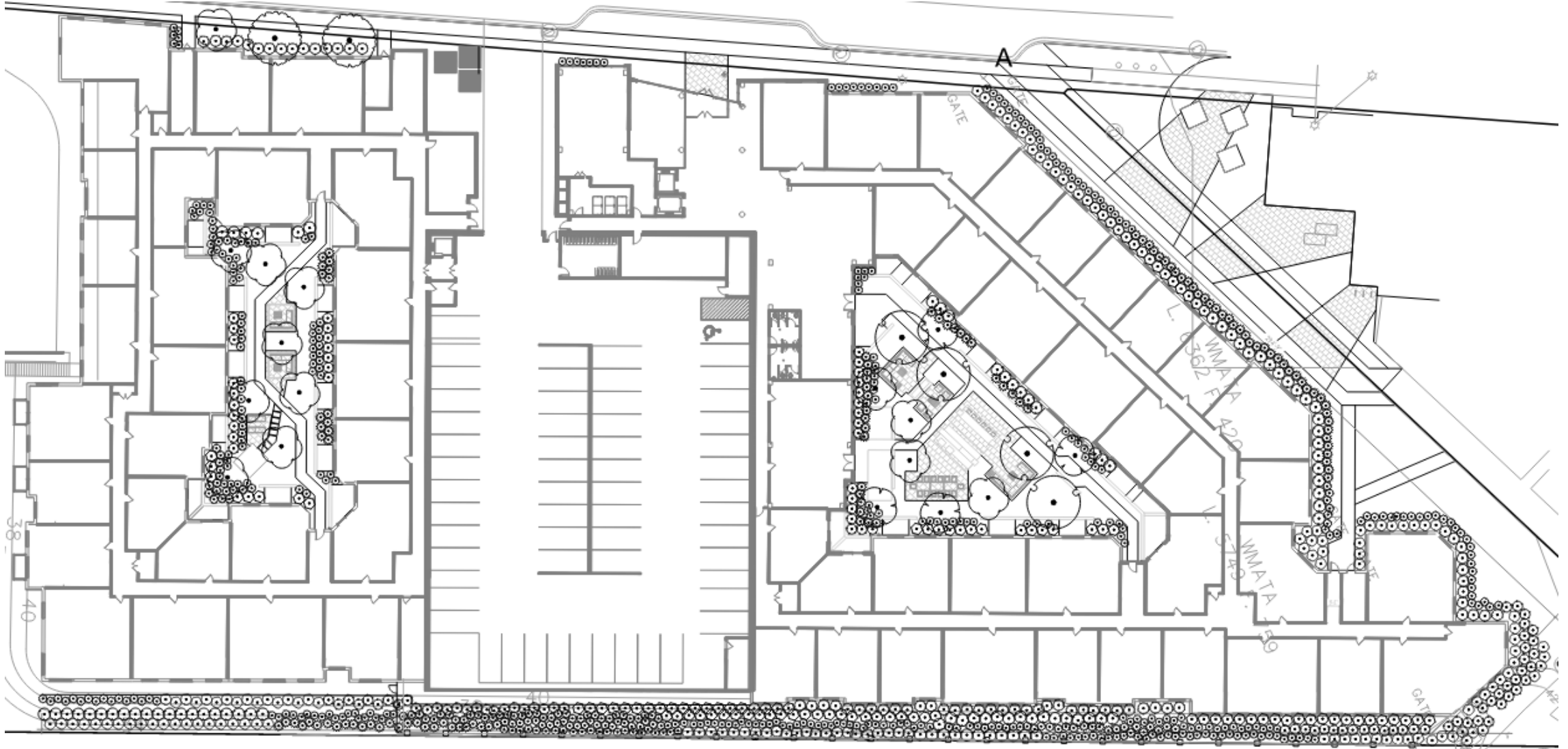


Building Design– 5th Floor Amenities



Amenity
Indoor
Fitness Center
Club Room
Lobby
5th Floor Amenity
5th Floor Terrace
Pet Spa
Bike Storage
Outdoor
Grill Stations
Trellis Structure
Bar/Entertainment area
Benches and Seating areas
Suana
Turf area
Gravel Wetlands Overlook
Fire pit (courtyard)
Fire Pit (5th Floor Terrace)
Exterior Lighting
Courtyard Lighting
Audio/Visual

Landscape Design Site Plan





Thank you

The image is a composite architectural rendering. The top half shows a close-up of a modern multi-story apartment building with white siding, large windows, and balconies. The bottom half shows a wider view of the same building, featuring a mix of white and grey siding. In the foreground, there is a paved area with a white car, a person walking, and a person on a bicycle. There are also some green plants and a small outdoor seating area with a yellow umbrella.

Planning Committee

Prince George's County - Rent
Stabilization Regulations

November 18, 2025



Draft Rent Stabilization Regulations

Tonight's Discussion

- Quick review of the adopted Legislation
- Discussion of the draft Regulations
- Timeframe and Next Steps



Draft Rent Stabilization Ordinance

Summary – Prince George’s County Rent Stabilization

New Rents - 6% - effective now through July 1, 2026

Updated Frequently Asked Questions (FAQs) on the Department of Permits, Inspection, and Enforcement (DPIE) website

DPIE Director authorized to adopt and publish Rent Stabilization Regulations by 1/1/26 and they become effective on 2/1/26

Department of Housing and Community Development and Office of Community Relations (OCR) to assist DPIE on outreach and education efforts

DPIE provided several listening and information sessions (spring and summer of 2025)



Draft Rent Stabilization Regulations

Definitions: A list of terms that are used throughout help affected stakeholders better understand key sections and facilitate implementation. These include terms such as “apartment”, “landlord”, “rent”, and “tenant”.

Annual rent increase allowance: This allows landlords to submit rent information to the City as part of its current licensing function. Rent information contained in the Rental Registry would be available to the public.

Rent increases – and more: Covers rent increase limitations, and details and description of limits on surcharges for capital improvements.

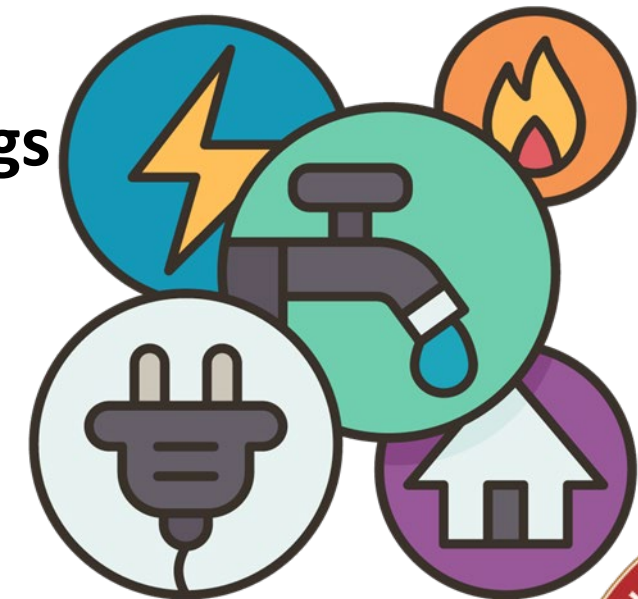


Draft Rent Stabilization Regulations

Fair return: describes circumstances where landlords can request a rent increase above the annual allowed increase, to obtain a fair return as defined in the adopted Policies and described in the Regulations; further that DPIE shall adopt procedures describing how a “fair return” is determined/calculated.

Exempt rental units: lists the various types of licensed units that are exempt from Rent Stabilization (15 categories). Explains how 56% of licensed rental units in Hyattsville are not covered under this legislation. Notable exemption = rental units built after the year 2000, income and rent restricted affordable housing, and buildings of 5 units or less.

Fees: Allows DPIE to prepare a schedule of fees that limits what landlords may charge for services and amenities (such as late fees and fees for pets).

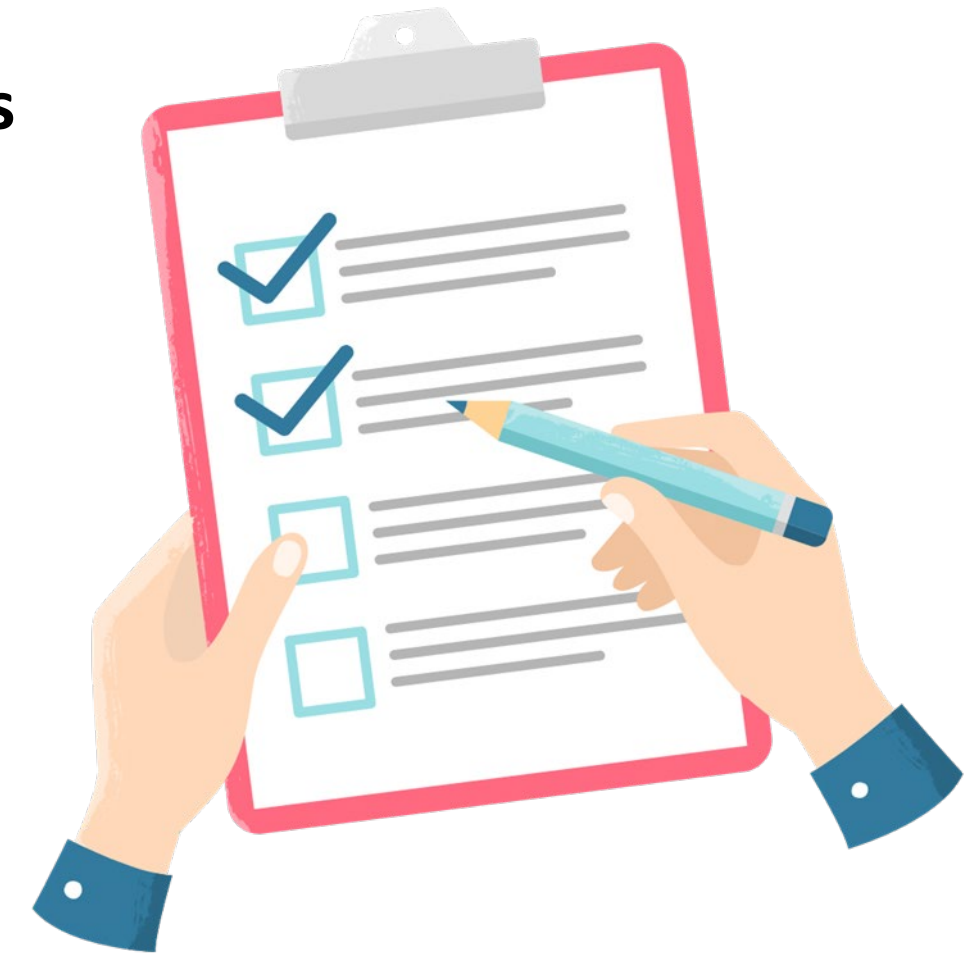


Draft Rent Stabilization Regulations

Rent stabilization data collection: Landlord must submit a report to DPIE by September 30 of each year beginning in 2026 on rents charged regulated units and their rents, and notices to tenants. Failure submit the information to DPIE may result in a suspension of the rental license.

Information and Enforcement: DPIE shall, on its website and on an ongoing basis provide the public with information on the Rent Stabilization requirements from types of units covered, types of units exempt, as well as information on how landlords can apply for exemptions (fair return, for capital improvements and substantial renovations) and other provisions.

DPIE has the authority to enforce the Rent Stabilization requirements and collect fines for non-compliance (\$1,000 for a first violation and \$5,000 for a subsequent violation). Collected fees will be divided between DPIE and the County's Rental Assistance Program.



Draft Rent Stabilization Regulations

- Discussion & Questions

