



Prince George's County
Department of Permitting, Inspections
and Enforcement
ENFORCEMENT DIVISION
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NOTICE TO PRINCE GEORGE'S COUNTY LANDLORDS

Prince George's County enacted the Permanent Rent Stabilization and Protection Act (PRSA) of 2024 (CB-055-2024), which took effect on October 17, 2024. After that date, all landlords who operate regulated rental units must comply with the Annual Rent Increase Allowance as determined by the County.

The Annual Rent Increase Allowance for units subject to PRSA is updated every year and takes effect on July 1. The Annual Rent Increase Allowance is updated using data that is published by the United States Bureau of Labor Statistics (the "BLS"). The specific BLS data source is known as the Consumer Price Index for All Urban Consumers ("CPI-U") for the Washington–Arlington–Alexandria area.

▪ **Annual Rent Increase Allowance between July 1, 2025 and June 30, 2026**

- Regulated Units in Age-Restricted Senior Housing Facilities — Rents may be increased by no more than an amount equal to the **lesser** of the CPI-U for the Washington–Arlington–Alexandria area (CPI-U), **or** 4.5 percent (4.5%).
 - ♦ The CPI-U from January 2024 to January 2025 is 2.7 percent. As such, the allowable rental increase for these units is 2.7 percent (2.7%).
- All Other Regulated Units — Rents may be increased by no more than an amount equal to the **lesser** of the CPI-U for the Washington–Arlington–Alexandria area plus 3 percent (3%), **or** 6 percent (6%) of the base rent.
 - ♦ The CPI-U from January 2024 to January 2025 is 2.7 percent. As such, the allowable rental increase for these units is 5.7 percent (5.7%).

- **Applicability** — The PRSA is unit-based, not tenant-based. It applies to both a lease renewal for a regulated unit *and* the execution of a new lease for a regulated unit by a new or existing tenant (or tenants). This includes leases for any period of time and also includes leases that become month-to-month after a fixed term.

- **Additional Information** — More detail regarding PRSA and its applicability is available on the following website page:

[Permanent Rent Stabilization and Protection Act \(PRSA\)](#)

Questions regarding PRSA may be submitted to the following email address:

PRSAInfo@co.pg.md.us

- **Enforcement** — DPIE has the authority to enforce PRSA through the imposition of penalties of \$1,000 for a first violation of the law and up to \$5,000 for any subsequent violation(s). DPIE may also seek judicial enforcement of any violation notices issued under PRSA.