



Rent Stabilization Program

Petition for Individual Adjustment of Rent Ceiling

TO: Rent Stabilization Board

FROM: _____ (Petitioner)

Property Owner Tenant

Mailing Address: _____

Day Time Phone: _____ Alternate Phone: _____

Email Address: _____ @ _____

Address of rental unit: _____, College Park, MD

Name and address of owner, if not provided above: _____

List all tenants residing at rental unit, if not provided above: _____

Maximum Allowable Rent for unit (City Code §127-6): \$ _____

Current Rent: \$ _____ /per _____ Desired Rent: \$ _____ /per _____

Please attach a justification statement addressing the following issues (§127-7 of the City Code):

1. Increases or decreases in property taxes;
2. Unavoidable increases or decreases in maintenance and operating expenses;
3. Cost of planned or completed capital improvements to the rental unit (as distinguished from ordinary repair, replacement and maintenance) where such capital improvements are necessary to bring the property into compliance or maintain compliance with applicable local code requirements affecting health and safety, and where such capital improvement costs are property amortized over the life of the improvement;
4. Increases or decreases in the number of tenants occupying the rental unit, living space, furniture, furnishings, equipment or other housing services provided, or occupancy rules;
5. Substantial deterioration of the controlled rental unit other than as a result of normal wear and tear;
6. The housing services provided by the landlord, or in the case of a petition for downward adjustment by a tenant, the lack thereof or the landlord's failure to comply substantially with applicable state rental housing laws, local housing health and safety codes or the rental agreement;
7. The pattern of recent rent increases or decreases;
8. The landlord's rate of return on investment. In determining such return, all relevant factors, including but not limited to the following shall be considered: the landlord's actual cash down payment, method of financing the property, and any federal or state tax benefits accruing to landlord as a result of ownership of the property;
9. Whether or not the property was acquired or is held as a long-term or short term investment; and
10. Whether or not the landlord has received rent in violation of the terms of this chapter or has otherwise failed to comply with the chapter.
11. Other reasons consistent with the purposes of Chapter 127.

***Please submit Petition, Justification Statement, any supporting documents and \$30.00 per unit fee to:
Rent Stabilization Board, c/o Dept. of Public Services, 4601-A Calvert Road, College Park, MD 20740***

