

definitions to increase the allowable rate of basic rent increases for holdover tenants; to clarify the meaning of new dwelling units; to specify effective dates for basic rent increases; to provide a system of alternative rent increases for holdover tenants whereby certain utility costs and other costs may be passed on as increased rent without the need for applying for an extraordinary rent increase; to specify the conditions and procedures for an alternative rent increase for holdover tenants; to specify a procedure for extraordinary rent increases for holdover tenants in the event a basic rent increase or an alternative rent increase would be inadequate, and to require that extraordinary rent increase applications be under oath or affirmation to be accepted for filing; to increase the allowable basic rent increase for holdover tenants who directly pay utility costs; to provide for subsequent rent adjustments based on a percentage of the Inflation Index for consumer prices and utility costs; to specify a time for subsequent rent adjustments after either a basic rent increase, an alternative rent increase, or an extraordinary rent increase; to specify notice requirements applicable to rent adjustments; to require tenants subject to an extraordinary rent increase to pay a certain portion of that increase into an interest-bearing escrow account established by a landlord in the event the application for an extraordinary rent increase is not approved prior to its effective date; to provide for repayment with interest to a tenant of any amount paid in excess of the allowable rent increase following final action thereon by the Executive Director, subject to repayment to the landlord if ordered by the Court; to specify obligations of landlord applicants and rights and obligations of affected tenants and associations and organizations with respect to applications for extraordinary rent increases; to specify procedures for processing extraordinary rent increase applications whereby the Executive Director of the Office of Landlord-Tenant Affairs shall, if a hearing is held, utilize the services of the Hearing Examiner; to specify the procedure for the conduct of a hearing; to provide for hearings by the Executive Director if the Hearing Examiner is precluded or unable to conduct hearings on extraordinary rent increase applications; to provide that a decision of the Executive Director on an extraordinary rent increase application may be but shall not be required to be referred to the Commission on Landlord-Tenant Affairs for review and oral argument; to provide for an appeal to the courts, including the Maryland Appellate Courts, from a final decision of the Executive Director on an extraordinary rent increase application; to require discussions by the Commission to be conducted in public session; to provide for final