



OFFICE OF THE COUNTY EXECUTIVE

Marc Elrich
County Executive

February 27, 2026

Dear Owner/Manager,

Effective July 1, 2026, the maximum allowable rent increase under Montgomery County's Rent Stabilization Program will be 5.2%.

Under County law, the annual rent increase allowance for regulated units is calculated based on the Consumer Price Index for All Urban Consumers (CPI-U) for the Washington-Arlington-Alexandria Area plus 3% or 6%, whichever is lower. For 2026, the CPI-U is 2.2%, resulting in a maximum allowable increase of 5.2%. Unless exempted, all County-licensed residential rental units built in or before 2003 are subject to the Rent Stabilization law.

The law also allows annual increases for certain fees based on the CPI-U. These updated fee allowances, effective July 1, 2026, are listed below.

Type of Fee	Maximum Fee
Application Fee	\$25 or the actual cost of the credit check and other screening costs.
Pet Fee	Up to \$314.88 refundable pet deposit. Up to \$26.23/pet/month.
Lost Key Fee	The actual cost to the landlord, plus \$25.
Lock Out Fee	\$26.23 per lockout for an in-house locksmith or the actual charge when a third-party locksmith is used.
Internet or Cable Television	The actual cost to the landlord is divided by the number of rental units voluntarily opting in.
Motor Vehicle/Motorcycle Parking Fee	An increase of 2.2% from the current fee.

County law requires landlords to deliver written notice of a rent or fee increase to tenants at least 90 days before the increase's effective date. This notice requirement applies to all County-licensed residential rentals, including rental units in multifamily buildings, single-family homes, townhouses, condominium units, and accessory dwelling units.

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While the Rent Stabilization program establishes the maximum allowable increase for regulated units, landlords are strongly encouraged to limit rent increases to the Voluntary Rent Guideline (VRG). Effective March 1, the 2026 VRG is 3.3%. The VRG is mandatory for rental units regulated under the Moderately Priced Dwelling Unit (MPDU) program and other regulatory agreements.

For more information, please visit the [Rent Stabilization](#) and [VRG](#) web pages. You may also call the Office of Rent Stabilization in the Department of Housing and Community Affairs at (240) 777-0311 or by visiting [MC 311](#).

Sincerely,

A handwritten signature in black ink, appearing to read "Marc Elrich", with a stylized, cursive script.

Marc Elrich
County Executive