

## MPDU Rental Program Training for Property Managers: Responses to Follow-Up Questions

### **Month-to-month lease**

MPDU applicants who do not wish to renew their lease for 12 months shall be given 90 days upon which to decide to either renew their lease for another 12 months or vacate the unit. There are no options to paying a month-to-month premium.

### **Bedroom Count and Household Size**

The household size and bedroom count table provided is a general guide and it should work in most circumstance. The point of the chart is discouraging over housing and overcrowding. The city's code on sleeping area is as follows:

#### ***R302.5.1 Opening protection.***

*Openings from a private garage directly into a room used for sleeping purposes shall not be permitted. Other openings between the garage and residence shall be equipped with solid wood doors not less than 13/8 inches (35 mm) in thickness, solid or honeycomb-core steel doors not less than 13/8 inches (35 mm) thick, or 20-minute fire-rated doors, equipped with a self-closing device.*

#### ***R304.1 Minimum area.***

*Habitable rooms shall have a floor area of not less than 70 square feet (6.5 m<sup>2</sup>).*

#### ***R304.2 Minimum dimensions.***

*Habitable rooms shall be not less than 7 feet (2134 mm) in any horizontal dimension.*

### **Pet fees**

MPDU tenants who have pets may be charged the same pet fees (i.e., deposit and monthly fee) that market rate renters pay.

### **Amenity fees**

The MPDU regulations states:

*The rent listed above cover all operating expenses and utilities, except as noted. Operating expenses include all costs associated with the operation and maintenance of the rental property. Where operating costs assumed in the establishment of these prices are the responsibility of the owner/developer but are paid by the tenant, the maximum allowable rent may be adjusted downward by the Department. This provision applies to all units rented according to Section 13.5-7 Rockville City Code as amended.*

It is the intent of the regulation that the operation and maintenance of amenities is covered by the rents. As such, amenity fees should not be charged to tenants occupying MPDU units.

### **Parking fees**

MPDU tenants may be charged 50% of the market cost for structured parking for the first space and full market prices for any additional parking spaces. When the property offers both structured and surface/uncovered parking, tenants occupying an MPDU unit should be charged a fee for surface parking. However, tenants who chose to pay for structured may be charged full market price.

### **Renters Insurance**

The program does not speak to renter's insurance. It is up to the property if it wishes to require renters' insurance. However, it must be applied to all renters and not just MPDU renters should the property require renters' insurance.

### **Marketing of units**

To combat unfair advantages, all MPDUs should be marketed for 72 hours before leasing and leased on a first come first served basis. The units can be marketed as soon a vacancy notice is given.

### **Waiting List**

The MPDU program does not require that property managers to maintain a waiting list. Units are to be leased on first come first served basis, provided that the units are marketed for 72 hours. If there are no MPDU vacancies, the property simply doesn't accept or process MPDU applications.

### **Financial support from Family and Friends**

The City will be increasing the minimum income requirement for MPDU to that of 2.5X the MPDU rent, adjusted for household size and bedroom count. If an applicant's income is less than the minimum required, they are not eligible for the MPDU program as verifying financial support from family and friends is nearly impossible.

### **Guarantor**

A property can decide whether or not it wants to allow guarantor when an applicant's credit score is an issue.