

COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND  
Legislative Session 2023, Legislative Day No. 14

Bill No. 49-23

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Mr. David Marks, Councilman

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By the County Council, July 3, 2023

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A BILL  
ENTITLED

AN ACT concerning

Temporary Controls on Short Term Rentals in the Honeygo Overlay District

FOR the purpose of establishing temporary controls prohibiting the short term rental of residential property within the Honeygo Overlay District until the earlier of December 31, 2023 or when a certain report is provided to the County Council.

WHEREAS, generally, a short term rental is a facility that offers sleeping accommodations to the transient public for rent, including a hotel, motel, inn, bed and breakfast home, bed and breakfast inn, or rooming house; and

WHEREAS, short term rentals have rapidly expanded both with hosts and guests, with the advent of online booking platforms such as AirBnB, VBRO, Home Away, and Flipkey; and

WHEREAS, there have been complaints that short term rentals in residential areas have been involved in numerous disruptive incidents, including code enforcement violations, noise

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EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.  
[Brackets] indicate matter stricken from existing law.  
~~Strike out~~ indicates matter stricken from bill.  
Underlining indicates amendments to bill.

complaints and citations, and calls for service to the police; and

WHEREAS, many of the most serious disruptions stem from residential properties listed as a short term rental for the purpose of hosting large parties or serving as an entertainment venue; and

WHEREAS, in response to these complaints and disruptions, the County Council passed Resolution 13-23, that requests the Baltimore County Planning Board to conduct a review of the growing trend and proliferation of short term rental properties in the County and consider recommendations for possible legislation to integrate this short term guest housing option into the County's laws, regulations, and policies for such use and to report its findings and recommendations to the County Council on or before October 1, 2023; now therefore

1           SECTION 1. BE IT ENACTED BY THE COUNTY COUNCIL OF BALTIMORE  
2 COUNTY, MARYLAND, that, notwithstanding any other provision of County law, the short  
3 term rental of any residential property within the Honeygo Overlay District is hereby prohibited  
4 until the earlier of:

5           (1) the Baltimore County Planning Board provides the report requested under Resolution  
6 13-23 to the County Council; or

7           (2) December 31, 2023.

8           SECTION 2. AND BE IT FURTHER ENACTED, that this Act, having been passed by  
9 the affirmative vote of five members of the County Council, shall take effect 14 days from the  
10 date of enactment and shall remain effective until December 31, 2023, after which, with no  
11 further action required by the County Council, this Act shall be abrogated and of no further force  
12 and effect.