

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

Resolution No. 13-23

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Councilmembers Ertel, Jones & Crandell

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By the County Council, May 1, 2023

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A RESOLUTION of the Baltimore County Council requesting that the Baltimore County Planning Board 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. This review should include examining the geographic areas where these properties are known to exist in the County and also reviewing the laws, regulations, and policies of other similar jurisdictions related to this use. The Planning Board is requested to report its findings and recommendations to the County Council on or before October 1, 2023.

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, while traditional short term rentals were limited to dedicated properties, these new booking platforms allow homeowners to list homes and properties in residentially zoned areas as short term rentals with few, if any, limitations or restrictions; and

WHEREAS, while short term rentals can financially benefit homeowners by enabling them to rent their property for a few days or weeks, they pose a risk to residential communities if

a dwelling is continually rented as a hotel-like business or entertainment venue, and can degrade a neighborhood's residential character; 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 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, several counties and municipalities around the country have implemented short term rental licensing or registration laws that may provide examples for the County to follow, including Montgomery, Prince George's, and Anne Arundel Counties, and Baltimore City; now, therefore

BE IT RESOLVED BY THE COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND, that the Baltimore County Planning Board is hereby requested 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. This review should include examining the geographic areas where these properties are known to exist in the County and also reviewing the laws, regulations, and policies of other similar jurisdictions related to this use. The Planning Board is requested to report its findings and recommendations to the County Council on or before October 1, 2023; and

BE IT FURTHER RESOLVED, that the Planning Board is encouraged to consult with the Department of Permits, Approvals, and Inspections, the Police Department, and the Office of Law regarding complaints or litigation related to short term rentals; and

BE IT FURTHER RESOLVED, that a copy of this Resolution be sent to the Baltimore

County Planning Board and the Department of Planning; and

BE IT FURTHER RESOLVED, that this Resolution shall take effect from the date of its passage by the County Council.



# LEGISLATION DETAIL

LEGISLATION \_\_\_\_\_

DISPOSITION \_\_\_\_\_

ENACTED \_\_\_\_\_

EFFECTIVE \_\_\_\_\_

AMENDMENTS \_\_\_\_\_

## ROLL CALL - LEGISLATION

MOTION		SECOND
AYE	NAY	
<input type="checkbox"/>	<input type="checkbox"/>	Councilman Young
<input type="checkbox"/>	<input type="checkbox"/>	Councilman Patoka
<input type="checkbox"/>	<input type="checkbox"/>	Councilman Kach
<input type="checkbox"/>	<input type="checkbox"/>	Councilman Jones
<input type="checkbox"/>	<input type="checkbox"/>	Councilman Marks
<input type="checkbox"/>	<input type="checkbox"/>	Councilman Ertel
<input type="checkbox"/>	<input type="checkbox"/>	Councilman Crandell

## ROLL CALL - AMENDMENTS

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AYE	NAY	
<input type="checkbox"/>	<input type="checkbox"/>	Councilman Young
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