

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND
2026 Legislative Session

Bill No. CB-023 -2026

Chapter No. _____

Proposed and Presented by Council Member Dernoga

Introduced by _____

Co-Sponsors _____

Date of Introduction _____

BILL

1 AN ACT concerning

2 Rental Licenses

3 For the purpose of providing for the display of a certain rental license with certain information;
4 providing for certain advertising requirements; providing for certain penalties; providing for the
5 display or posting of a certain short-term rental license with certain information; providing for
6 the display requirements for a short-term rental hosting platform license; providing for County
7 properties listed in the platform include certain licenses information; providing for the increase
8 of penalties on short-term rental license hosts; and generally regarding rental licensing.

9 BY repealing and reenacting with amendments:

10 SUBTITLE 13. HOUSING AND PROPERTY
11 STANDARDS.

12 Section 13-188,
13 The Prince George's County Code
14 (2023 Edition; 2025 Supplement).

15 BY repealing and reenacting with amendments:

16 SUBTITLE 5. BUSINESSES AND LICENSES.
17 Sections 5-175.03, 5-175.04, and 5-175.07,
18 The Prince George's County Code
19 (2023 Edition; 2025 Supplement).

1 SECTION 1. BE IT ENACTED by the County Council of Prince George's County,
 2 Maryland, that Section 13-188 of the Prince George's County Code be and the same is hereby
 3 repealed and reenacted with the following amendments:

4 **SUBTITLE 13. HOUSING AND PROPERTY STANDARDS.**

5 **DIVISION 4. RENTAL HOUSING.**

6 **Sec. 13-188. Display of license.**

7 (a) Licenses issued under this Division shall be prominently and publicly displayed on the
 8 premises of the structure, within 12 feet of the primary entrance to the residence, and shall
 9 include the contact information of the landlord, the contact information of the individual to
 10 contact for emergency maintenance requests, the maximum occupancy for the rental, the
 11 effective and expiration date of the current license, and the contact information for the
 12 Department. Such licenses shall be available at reasonable times for inspection by an authorized
 13 inspector of the Department. Failure to display the license shall be subject to a penalty of up to
 14 One Hundred Dollars (\$100) for the first violation, and up to two-hundred-fifty(\$250) for
 15 subsequent violations.

16 (b) Any advertisement to rent or lease any rental facility, in any format or on any platform
 17 physical or digital, for which a license is required under Sec. 13-181 shall provide the license
 18 number of the license issued under this Division and the effective expiration date of the current
 19 license in the rental listing. This requirement applies to the individual offering the property for
 20 rent or lease and any party advertising the property, whether or not they are the renter or lessor,
 21 including digital hosting platforms. Failure to display the license in the advertisement shall be
 22 subject to a penalty of up to One Hundred Dollars (\$100) for the first violation, and up to two-
 23 hundred-fifty (\$250) for subsequent violations.

24 SECTION 2. BE IT ENACTED by the County Council of Prince George's County,
 25 Maryland, that Sections 5-175.03, 5-175.04 and 5-175.07 of the Prince George's County Code be
 26 and the same are hereby repealed and reenacted with the following amendments:

27 **SUBTITLE 5. BUSINESSES AND LICENSES.**

28 **DIVISION 8. SHORT-TERM RENTALS.**

29 **Sec. 5-175.03. - Short-Term Rentals Licenses; Host Requirements.**

30 (a) No one shall engage in the business of the short-term rentals without having obtained a
 31 license under this Division.

1 (b) A person who has filed a complete application with the Department for a short-term
 2 rental license may operate a short-term rental for no more than 90 calendar days while the
 3 application is being assessed and evaluated by the Department. A person who has filed a
 4 complete application with the Department shall follow all of the requirements of a short-term
 5 rental provider during the 90-day operation of the short-term rental as prescribed in this Division
 6 and section 5-175.

7 (c) No one shall utilize or list on a hosting platform without a short-term rental license,
 8 except as prescribed in section 5-175(b).

9 (d) Anyone issued a short-term rental license shall do the following:

10 1. Shall collect and remit all applicable hotel taxes through the platform;

11 2. Shall display conspicuously on interior of the short-term rental, within 12 feet of
 12 the primary entrance door, the license with contact information of the licensed host, the Prince
 13 George's County, Maryland based emergency contact pursuant to Section 5-175.01(c)(19), the
 14 effective and expiration date of the current license, the maximum occupancy for the rental, and
 15 the contact information for the Department;

16 3. Shall not post, or cause to be posted on any platform, physical or digital, any
 17 advertisement for the rental unless the advertisement contains the license number, and its
 18 effective and expiration date;

19 [3.] 4. Shall not rent the short-term rental for more than 30 consecutive days;

20 [4.] 5. Shall not rent the short-term rental more than 90 days per calendar year if the
 21 short-term rental is unoccupied by the owner;

22 [5.] 6. Shall not rent the short-term rental more than 180 days per calendar year if
 23 the short-term rental is owner occupied;

24 [6.] 7. Shall not combine allowable time frames to exceed the permissible calendar
 25 days for short-term rentals;

26 [7.] 8. Shall not permit more than a total of eight (8) guests at any one time and
 27 there shall not be more than three (3) guests per bedroom;

28 [8.] 9. Shall not permit any other individuals to utilize the short-term rental other
 29 than registered short-term rental guests;

30 (e) Maintain a log of all short-term rental guests that have rented the short-term rental
 31 when applying to renew the short-term rental license that shall be provided when applying for

1 renewal of the short-term license;

2 (1) The log shall contain the following information:

3 (A) The total number of short-term rental guests that stay in the short-term
4 rental for the calendar year beginning the first day of January of each year and ending the last
5 day of December;

6 (B) The total number of short-term rental guests that stay during each
7 individual rental;

8 (C) The dates the short-rental is rented by a short-term rental guest;

9 (D) The number of days and dates the short-term rental was owner
10 occupied; and

11 (E) The total number of days and dates when the short-term rental was not
12 owner occupied.

13 **Sec. 5-175.04. - Short-Term Rental Hosting Platform License; Requirements.**

14 (a) Short-term rental hosting platforms shall be registered with the Department.

15 (b) Platforms shall pay an annual licensing fee of \$2,500 to lawfully operate in Prince
16 George's County, Maryland.

17 (1)The fees are subject to change; any change to the annual \$2,500 licensing fee shall
18 be prescribed in the Table of Fees.

19 (c) Platforms shall require any short-term rental host to submit a copy of the host's rental
20 license or 90 day pending application certificate to the platform, prior to the rental being listed
21 on the platform, and shall display the rental license number and the effective and expiration date
22 of the license on the property listing.

23 (d) Platforms shall electronically provide the following data to the Department in the
24 method prescribed by the Department on a monthly basis. The data shall be submitted to the
25 Department on or before the last calendar day of the month and shall include data from the
26 preceding month and preceding year. The required data is as follows:

27 (1) The total number of short-term rentals listed on the platform during the applicable
28 reporting period;

29 (2) A complete listing of all Prince George's County properties listed in the platform
30 for the current and upcoming reporting periods including the license number associated with
31 each rental;

1 (3) The total number of nights that each listing on the platform was rented to
2 transients during the applicable reporting period.

3 (4) Address of the Host site;

4 (5) Municipality;

5 (6) Amount paid by the Host;

6 (7) Department of Permitting, Inspections, and Enforcement Short-term rental license
7 number; and

8 (8) Total taxes charged, including Special Tax area payments if applicable, and paid
9 for each stay.

10 (e) All platforms shall remit all hotel taxes, including but not limited to those collected by
11 the short-term rental provider or applicant, as outlined in this section and Subtitle 10 Division 8
12 of the Prince George's County Code and: (1) Such quarterly payments shall be made on or before
13 the last days of April, July, October and January each year. They shall cover the amounts
14 collected during the three (3) months immediately preceding the months in which reports, and
15 remittances are required. Such quarterly payments shall be made on or before the last days of
16 April, July, October and January in each year. They shall cover the amounts collected during the
17 three (3) months immediately preceding the months in which reports, and remittances are
18 required. The payments shall be made to the Department of Finance Prince George's County,
19 with approval of the governing body, may agree to an alternative method of tax collection with
20 the Platform. However, if after the expiration of the term of the agreement, Prince George's
21 County may require remittance of hotel taxes as outlined in Subtitle 10 Division 8 of the Prince
22 George's County Code and Section 5-175.04(e)(1).

23 * * * * *

24 **Sec. 5-175.07. - Enforcement and Penalties; Hosts.**

25 (a) The short-term rental license for a host is a privilege and not a right. A short-term
26 rental license may be suspended or revoked at any time or not renewed based upon non-
27 compliance with the requirements of this Division and the Prince George's County Code.

28 (b) A short-term rental license may be suspended or revoked due to a citation, corrective
29 order, or violation notice citing violations of the Prince George's County Code, including but not
30 limited to violations of the building, electrical, plumbing or zoning codes.

31 (c) The Department has the right to enter and inspect the short-term rental with reasonable

1 notice to the host. Failure to provide timely access may serve as a basis to issue a violation notice
2 or administrative citation, or to suspend or revoke a license.

3 (d) The Department may immediately issue a violation notice or administrative citation, or
4 may suspend or revoke a short-term rental license if the operation of the short-term rental
5 constitutes a nuisance as defined in Section 5-174 or because of any adverse effect to public
6 health, safety, and the general welfare, including excessive noise, traffic, physical activity, public
7 safety, or other good cause.

8 (e) The Department may immediately issue a violation notice or administrative citation or
9 may suspend or revoke a license if under the Building Code a stop work or stop use order has
10 been issued to the address.

11 (f) All enforcement actions and penalties are at the Director's discretion, based upon the
12 requirements of this Division.(g)If a short-term rental host license is suspended or revoked,
13 Department shall notify in writing the host and all platforms on which the host currently lists.

14 (h) In addition to any other penalty provided by law, any individual who violates this
15 Division shall be subject to a civil fine of not less than \$1,000 per calendar month in which there
16 is a violation. The civil fine may be imposed through either a violation notice or an
17 administrative citation.

18 (i)An administrative citation or violation notice issued pursuant to this Division shall
19 contain, at a minimum, all of the information required by Section 13-1125 of this Code and shall
20 be served in accordance with the provisions of that Section.

21 SECTION 3. BE IT FURTHER ENACTED that the provisions of this Act are hereby
22 declared to be severable; and, in the event that any section, subsection, paragraph, subparagraph,
23 sentence, clause, phrase, or word of this Act is declared invalid or unconstitutional by a court of
24 competent jurisdiction, such invalidity or unconstitutionality shall not affect the remaining
25 words, phrases, clauses, sentences, subparagraphs, paragraphs, subsections, or sections of this
26 Act, since the same would have been enacted without the incorporation in this Act of any such
27 invalid or unconstitutional word, phrase, clause, sentence, paragraph, subparagraph, subsection,
28 or section.

29 SECTION 4. BE IT FURTHER ENACTED that this Act shall take effect forty-five (45)
30 calendar days after it becomes law.

Adopted this ____ day of _____, 2026.

COUNTY COUNCIL OF PRINCE
GEORGE'S COUNTY, MARYLAND

BY: _____
Krystal Oriadha
Chair

ATTEST:

Donna J. Brown
Clerk of the Council

APPROVED:

DATE: _____ BY: _____
Aisha N. Braveboy
County Executive

KEY:

- Underscoring indicates language added to existing law.
- [Brackets] indicate language deleted from existing law.
- Asterisks *** indicate intervening existing Code provisions that remain unchanged.

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