



April 15, 2026

POLICY ANALYSIS AND FISCAL IMPACT STATEMENT

TO: Planning, Housing, and Economic Development Committee

THRU: Rana Hightower *RH*
Planning, Housing, and Economic Development Committee, Director

FROM: Shalene Miller-Whye *SMW*
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Policy Analysis and Fiscal Impact Statement
CB-023-2026 Rental Licenses

CB-023-2026 (*proposed by: Council Member Dernoga*)

Assigned to the Planning, Housing, and Economic Development Committee

AN ACT concerning Rental Licenses for the purpose of providing for the display of a certain rental license with certain information; providing for certain advertising requirements; providing for certain penalties; providing for the display or posting of a certain short-term rental license with certain information; providing for the display requirements for a short-term rental hosting platform license; providing for County properties listed in the platform include certain licenses information; providing for the increase of penalties on short-term rental license hosts; and generally regarding rental licensing.

Fiscal Summary

Direct Impact:

Expenditures: No expenditures likely.

Revenues: Some revenues are likely.

Indirect Impact:

Potentially favorable.

Legislative Summary:

CB-023-2026¹ was introduced on March 24, 2026, and referred to the Planning, Housing, and Economic Development (PHED) Committee. It seeks to establish additional housing and property standards related to rental licenses and penalties.

Current Law/Background:

The current Housing Code², 13-181, requires a license for single-family and multi-family rental facilities, but no license is required under the following circumstances:

- (1) If the tenant is the landlord's parent, son, daughter, sibling, grandchild, grandparent, or in-law;
- (2) If the landlord is an active member of any branch of the United States Armed Forces, Diplomatic Corps, or Foreign Service who maintains the subject property as her or his domicile and permanent residence; or
- (3) If the landlord has been relocated for employment or education, maintains the subject property as her or his domicile and permanent residence, and the subject property has not been leased for more than two (2) consecutive years; or
- (4) If a buyer or a seller of a single-family dwelling enters into a Pre-Settlement Occupancy Agreement and/or a Post-Settlement Occupancy Agreement.

Section 13-184 states that the Director issues licenses after all the Housing Code requirements have been met and certified. A written denial specifying defects is transmitted to the applicant if not met.

Section 13-186 includes a license that is not transferable and terminates upon change of ownership and that the purchaser may continue to operate the facility if applied within thirty (30) days of the settlement. The current law also includes a \$1,000 fine for each month a purchaser fails to apply for a new license of the single-family or multifamily that is being operated or occupied without a valid license.

Section 13-1133 details violations, including prepayable fines and provisions on penalties enumerated. This includes administrative citations issued only to sections 108, 301, 302, 303, 304, 405, 306, and 404 of the housing code with a \$300 per violation.

¹ [Prince George's County Council - Reference No. CB-023-2026](#)

² [DIVISION 1. - HOUSING CODE. | Code of Ordinances | Prince George's County, MD | Municode Library](#)

Section 5-175³ currently requires all short-term rentals in the County to apply for and maintain a short-term rental license. This section also establishes that after an application is filed, a person may operate a short-term rental for no more than 90 days as their application is accessed. The maximum allowable time for operating a short-term rental is 180 days, not to be exceeded, from when an application has been filed.

The Department maintains a database for short-term rental licenses that includes emergency contact information for the host and any other designated emergency contacts.

Resource Personnel:

- Kathy Canning, Legislative Attorney
- Michelle Garcia, Chief of Staff, District 1

Discussion/Policy Analysis:

CB-023-2026 proposes to repeal and reenact with amendments, Subtitle 13, Housing and Property Standards, Sec. 13-188, and Subtitle 5, Businesses and Licenses, sections 5-175.03, 5-175.04, and 5-175.07.

The proposed amendments would:

- Enhance rental license display requirements by requiring them to include additional details such as landlord contact, emergency maintenance contact, maximum occupancy, license effective/expiration dates, and Department contact information.
- Require that licenses be prominently displayed within 12 feet of the primary entrance.
- Propose new advertising disclosure requirements (digital or physical) to include the license number and license effective/expiration date.
- Enhance short-term rental compliance standards by requiring hosts to display license information inside the unit with expanded details, including emergency contact and occupancy limits.
- Prohibit advertising or listing of a short-term rental without including the license number and validity dates.
- Impose a penalty of up to \$100 for the first violation and up to \$250 for subsequent violations for failure to display a rental license.
- Impose fines per month (\$1000) for non-compliance in short-term rentals in digital advertising.

³ [DIVISION 8. - SHORT-TERM RENTALS. | Code of Ordinances | Prince George's County, MD | Municode Library](#)

The County Code and this legislation currently designate the Department of Permitting, Inspection and Enforcement as the entity responsible for enforcement. However, this designation may change pending anticipated agency restructuring, which could transfer enforcement authority to the Department of Homeland Security.

Questions for Committee Consideration:

1. Does DPIE have an estimate of the number of violators for rental and short-term rental licenses?

Policy Implementation Resource/Timeline:

Based on the analysis, this legislation does not require additional resources and will be enacted within 45 days after it becomes law.

Fiscal Impact:

- *Direct Impact*

Adoption of CB-023-2026 is likely to have a minor favorable impact. This may potentially boost fine revenue due to non-compliance by landlords and short-term rental hosts. However, this is based on the number of rentals found in violation. This is directly related to the Department's ability to enforce fines.

- *Indirect Impact*

Adoption of CB-023-2026 could have a favorable indirect impact on the County, to the extent that residents and guests have access to additional information required by this Bill. It would especially support residents with an emergency maintenance contact, information on maximum occupancy, their license effective/expiration dates, and Department contact information.

- *Appropriated in the Current Fiscal Year Budget*

No.

Effective Date of Proposed Legislation:

The proposed Bill will be effective on the date of enactment.

If you require additional information or have questions about this fiscal impact statement, please call or email me.