COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND

2024 Legislative Session

Bill No. _____CB-066-2024_____

Chapter No. _____

Proposed and Presented by _____Council Member Watson_____

Introduced by _____

Co-Sponsors _____

Date of Introduction _____

BILL

1   AN ACT concerning

2   Short-Term Rentals

3   For the purpose of requiring the Department of Permitting, Inspections and Enforcement to

4   maintain an on-line searchable public database of all licensed short-term rentals in the County;

5   requiring certain database information; and generally regarding short-term rentals.

6   BY repealing and reenacting with amendments:

7   SUBTITLE 5. BUSINESSES AND LICENSES.

8   Section 5-175,

9   The Prince George's County Code

10   (2023 Edition).

11   SECTION 1. BE IT ENACTED by the County Council of Prince George's County,

12   Maryland, that Section 5-175 of the Prince George's County Code be and the same is hereby

13   repealed and reenacted with the following amendments:

14   **SUBTITLE 5. BUSINESSES AND LICENSES.**

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

16   **Sec. 5-175. Standards for Short-Term Rentals.**

17   (a) Except as provide in 5-175(b), a short-term rental license shall be obtained prior to

18   operation and the short-term licensee shall comply with all applicable license

19   requirements pursuant to this Division and the Prince George's County Code.

20   (b) A person who has filed a complete application with the Department for a short-term

21   rental license may operate a short-term rental for no more than 90 calendar days while the

1   application is being assessed and evaluated by the Department. A person who has filed a

2   complete application with the Department shall follow all of the requirements of a short-

3   term rental provider during the 90-day operation of the short-term rental. The Department

4   shall provide a 90-calendar day certificate upon determining that the property is the

5   applicant's primary residence. The certificate shall state the start and end date of the 90

6   calendar days and there is a pending application for a short-term rental license. The

7   issuance of a certificate while an application is pending does not guarantee that an

8   applicant will be approved for a short-term rental license.

9   1. If an applicant has been previously denied a license or his or her license has

10   been suspended or revoked, the Department shall not issue a certificate for the

11   90-calendar day operation of a short-term rental.

12   2. The provisions of this 5-175(b) may not be used to circumvent the provisions

13   and intent of this Division.

14   (c) No person shall advertise or host a short-term rental unless the person maintains a short-

15   term rental license for the specific address issued by the Department, or pursuant to

16   section 5-175(b) there is a complete and a filed application is being assessed during the

17   90-calendar day period.

18   (d) The maximum allowable days are 180 calendar days. A short-term rental licensee or

19   applicant with a certificate from the Department shall not combine days to exceed beyond

20   the maximum 180 calendar days. All applicable time frames shall be followed as outlined

21   in this Division.

22   1. An owner-occupied short-term rental shall not combine the 180 calendar days

23   with any other days or time frames for short-term rentals.

24   2. A short-term rental that is not occupied by the owner shall not combine days

25   with any other time frames to exceed the maximum allowable days.

26   3. A person who has filed a complete application with the Department and has

27   been issued a certificate shall not combine days to exceed beyond the maximum

28   allowable days. Every day that the person who has filed a complete application with the

29   Department and received a certificate, rents his or her short-term rental, it is counted

30   towards the maximum allowable days.

31   (e) Short-term rental licenses shall only be issued to hosts that utilize platforms licensed by

1 Prince George's County, Maryland.

2   (f) There shall be a completed application filed with the Department. Once the completed

3 application has been filed, the Department will assess the application for compliance with all of

4 the requirements for a short-term rental license. After the assessment of the application, the

5 Department may approve the application and issue a short-term rental license.

6   (g) The Department will maintain a database for all short-term rental licensees, which will

7 include, but is not limited to emergency contact information for the licensed host and the person

8 designated as the emergency contact. Prince George's County Government and Municipal

9 Officials will have the ability to gain access to the host and emergency contact information in the

10 short-term rental database.

11   (h) Notwithstanding Section 5-175(g), the Department shall maintain an on-line searchable

12 public database of all licensed short-term rentals in the County. The database shall include [, but

13 not be limited to] the host name, [owner name,] physical address, council district, municipality,

14 license number, [registration number] and whether the property has outstanding Code violations.

15   *   *   *   *   *   *   *

16   SECTION 2. BE IT FURTHER ENACTED that the provisions of this Act are hereby

17 declared to be severable; and, in the event that any section, subsection, paragraph, subparagraph,

18 sentence, clause, phrase, or word of this Act is declared invalid or unconstitutional by a court of

19 competent jurisdiction, such invalidity or unconstitutionality shall not affect the remaining

20 words, phrases, clauses, sentences, subparagraphs, paragraphs, subsections, or sections of this

21 Act, since the same would have been enacted without the incorporation in this Act of any such

22 invalid or unconstitutional word, phrase, clause, sentence, paragraph, subparagraph, subsection,

23 or section.

24   SECTION 3. BE IT FURTHER ENACTED that this Act shall take effect forty-five (45)

25 calendar days after it becomes law.

Adopted this _____ day of _____ , 2024.

COUNTY COUNCIL OF PRINCE
GEORGE'S COUNTY, MARYLAND

BY: _____
Jolene Ivey
Chair

ATTEST:

_____
Donna J. Brown
Clerk of the Council

APPROVED:

DATE: _____   BY: _____
Angela D. Alsobrooks
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.