

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND
2024 Legislative Session

Bill No. CB-066-2024
 Chapter No. 44
 Proposed and Presented by Council Member Watson
 Introduced by Council Members Watson, Blegay, Olson, Ivey, Harrison, Oriadha,
Dernoga, and Burroughs
 Co-Sponsors _____
 Date of Introduction October 8, 2024

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 13 repealed and reenacted with the following amendments: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

rental license may operate a short-term rental for no more than 90 calendar days while the application is being assessed and evaluated by the Department. A person who has filed a complete application with the Department shall follow all of the requirements of a short-term rental provider during the 90-day operation of the short-term rental. The Department shall provide a 90-calendar day certificate upon determining that the property is the applicant's primary residence. The certificate shall state the start and end date of the 90 calendar days and there is a pending application for a short-term rental license. The issuance of a certificate while an application is pending does not guarantee that an applicant will be approved for a short-term rental license.

1. If an applicant has been previously denied a license or his or her license has been suspended or revoked, the Department shall not issue a certificate for the 90-calendar day operation of a short-term rental.

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

(c) No person shall advertise or host a short-term rental unless the person maintains a short-term rental license for the specific address issued by the Department, or pursuant to Section 5-175(b) there is a complete and a filed application is being assessed during the 90-calendar day period.

(d) The maximum allowable days are 180 calendar days. A short-term rental licensee or applicant with a certificate from the Department shall not combine days to exceed beyond the maximum 180 calendar days. All applicable time frames shall be followed as outlined in this Division.

1. An owner-occupied short-term rental shall not combine the 180 calendar days with any other days or time frames for short-term rentals.

2. A short-term rental that is not occupied by the owner shall not combine days with any other time frames to exceed the maximum allowable days.

3. A person who has filed a complete application with the Department and has been issued a certificate shall not combine days to exceed beyond the maximum allowable days. Every day that the person who has filed a complete application with the Department and received a certificate, rents his or her short-term rental, it is counted towards the maximum allowable days.

(e) Short-term rental licenses shall only be issued to hosts that utilize platforms licensed by Prince George's County, Maryland.

(f) There shall be a completed application filed with the Department. Once the completed application has been filed, the Department will assess the application for compliance with all of the requirements for a short-term rental license. After the assessment of the application, the Department may approve the application and issue a short-term rental license.

(g) The Department will maintain a database for all short-term rental licensees, which will include, but is not limited to emergency contact information for the licensed host and the person designated as the emergency contact. Prince George's County Government and Municipal Officials will have the ability to gain access to the host and emergency contact information in the short-term rental database.

(h) Notwithstanding Section 5-175(g), the Department shall maintain an on-line searchable public database of all licensed short-term rentals in the County. The database shall include physical address, council district, municipality, license number, and whether the property has outstanding Code violations.


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SECTION 2. BE IT FURTHER ENACTED that the provisions of this Act are hereby declared to be severable; and, in the event that any section, subsection, paragraph, subparagraph, sentence, clause, phrase, or word of this Act is declared invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the remaining words, phrases, clauses, sentences, subparagraphs, paragraphs, subsections, or sections of this Act, since the same would have been enacted without the incorporation in this Act of any such invalid or unconstitutional word, phrase, clause, sentence, paragraph, subparagraph, subsection, or section.


SECTION 3. BE IT FURTHER ENACTED that this Act shall take effect forty-five (45) calendar days after it becomes law.

Adopted this 12th day of November, 2024.


COUNTY COUNCIL OF PRINCE
GEORGE'S COUNTY, MARYLAND

BY: 
Jolene Ivey
Chair

ATTEST:


Donna J. Brown
Clerk of the Council

APPROVED:

DATE: December 12, 2024 BY: 
Tara H. Jackson
Acting 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.