





September 20, 2024

**FISCAL AND POLICY NOTE**

TO: Jennifer A. Jenkins,  
Council Administrator

Colette R. Gresham, Esq.  
Deputy Council Administrator

THRU: Josh Hamlin   
Director of Budget and Policy Analysis

FROM: Shalene Miller-Whye   
Legislative Budget and Policy Analyst

RE: Policy Analysis and Fiscal Impact Statement  
CB-066-2024 Rental Housing - Disclosure

---

---

**CB-066-2024** (*proposed by:* Councilmember Watson)

Assigned to the Committee of the Whole (COW)

---

AN ACT concerning Short-Term Rentals For the purpose of requiring the Department of Permitting, Inspections and Enforcement to maintain an on-line searchable public database of all licensed short-term rentals in the County; requiring certain database information; and generally regarding short-term rentals.

---

**Fiscal Summary**

**Direct Impact:**

*Expenditures:* Small additional expenditures likely.

*Revenues:* No direct revenue impact likely.

Website: <https://pgccouncil.us> | Wayne K. Curry Administration Bldg.  
Office: (301) 952-3431 | 1301 McCormick Drive, 3rd Floor  
FAX: (301) 780-2097 | Largo, Maryland 20774

**Indirect Impact:**

Potentially favorable indirect impact.

---

**Legislative Summary:**

**CB-066-2024**<sup>1</sup> sponsored by Councilmember Watson, was presented to the Council on September 10, 2024, and referred to the Planning, Housing, and Economic Development Committee. It would amend Subtitle 5, Businesses and Licenses, of the Prince George’s County Code to require the Department of Permitting and Inspections to maintain an online searchable public database of all short-term rentals in the County.

If enacted, CB-066-2024 would:

- Repeal and reenact section 5-175 with amendments.
  - Require the Department of Permitting, Inspections, and Enforcement to maintain an online searchable public database of all licensed short-term rentals in the County. This database shall include the hostname, owner name, physical address, council district, municipality, license number, registration number, and whether the property has any outstanding code violations.
- 

**Current Law/Background:**

Section 5-175 currently requires all short-term rentals operating 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 currently maintains a database for short-term rental licenses that includes emergency contact information for the host and any other designated emergency contacts. This Bill will extend the database to be made public with information regarding the host, owner, physical address, council district, municipality, license number, registration number, and any outstanding code violations.

---

**Resource Personnel:**

- Kathy Canning, Legislative Attorney

---

<sup>1</sup> [CB-066-2024](#)

- Jobina Brown, Policy Director and Director of Communications, Council District 4
- 

## **Discussion/Policy Analysis**

### *Provisions of CB-066-2024*

This Bill would require the Department to:

- Maintain an online searchable public database of all licensed short-term rentals in the County,
- To include the host name, owner name, physical address, council district, municipality, license number, registration number, and whether the property has outstanding code violations.

### *Other Jurisdictions*

- Rhode Island

According to § 42-63.1-14<sup>2</sup> the State of Rhode Island's code establishes guidelines for short-term rental registration. Each short-term rental is assigned a registration number with its corresponding city/town in Rhode Island. This has created an online database<sup>3</sup> that stores all registered short-term rental units and identification numbers. In this database, as established by the Department of Business Regulation, rentals can be looked up by address, including street names, zip codes, and registration numbers, listing their status as active or inactive, if applicable.

- Cambridge, Massachusetts

The city of Cambridge includes a dataset in its Open Data programs that allows residents to look up licensed short-term rentals, their status, identification number, and what hosting short-term rental sites they are on. This information also includes whether short-term rentals are owner-adjacent or owner-occupied.<sup>4</sup>

### *Administrative Impact*

DPIE maintains a database of information on short-term rentals within the County, including their location, the owner, and emergency contacts.

### *Cost Considerations*

Current cost considerations are unknown; however, DPIE already has an application system with the requirements outlined in this Bill, so it is unlikely that this change will result in an additional cost to administer.

---

<sup>2</sup> [§ 42-63.1-14](#)

<sup>3</sup> [Rhode Island Department of Business Regulation Short-Term Rental Online Lookup](#)

<sup>4</sup> [Short Term Rentals | Open Data Portal | City of Cambridge \(cambridgema.gov\)](#)

**Fiscal Impact:**

- *Direct Impact*

Enactment of CB-066-2024 is likely to have a small adverse fiscal impact due to the requirement of creating a searchable database, which can be done by modifying the current database maintained by DPIE. The cost associated with maintenance is likely to be existent or minimal.

- *Indirect Impact*

Enactment of CB-066-2024 is not likely to have a significant indirect fiscal impact. It will provide additional transparency for residents in neighborhoods with short-term rentals. This may also reduce the number of short-term rentals operating without a license within the County.

- *Appropriated in the Current Fiscal Year Budget*

No.

---

**Questions for Committee Consideration:**

1. Will there be any costs associated with carrying out the requirements of this legislation? If so, please describe them.
  2. Can DPIE's current momentum system easily make this information public? If not, what additional steps will be required?
  3. What is the current staff complement over short-term rentals? Will additional staffing be required to meet the demands of this legislation?
  4. As an estimate, how often will this interface need to be updated, based on current short-term rental applications and renewals?
  5. Is there a current demand for inspections and permitting for short-term rentals, especially in relation to citizen complaints and concerns?
- 

**Effective Date:**

CB-066-2024 shall be effective forty-five (45) calendar days after it becomes law.

---

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