

**CITY OF BALTIMORE
COUNCIL BILL 26-0214
(First Reader)**

Introduced by: Councilmember Glover

Cosponsored by: Councilmembers Bullock, Blanchard, and Ramos

Introduced and read first time: July 13, 2026

Assigned to: Housing and Economic Development Committee

REFERRED TO THE FOLLOWING AGENCIES: City Solicitor, Department of Finance, Department of Housing and Community Development, Department of Planning

A RESOLUTION ENTITLED

1 A RESOLUTION OF THE MAYOR AND CITY COUNCIL concerning

2 **Study and Report – Licensing and Registration Status of**
3 **Non-Owner-Occupied Rental Dwelling Units**

4 FOR the purpose of requiring the Department of Housing and Community Development, the
5 Department of Planning, and the Department of Finance to submit a report to the Mayor and
6 City Council that details the licensing and registration status of all non-owner-occupied
7 dwelling units in the City, the number of non-owner-occupied dwelling units in the City and
8 each Council District, the number of non-owner-occupied dwelling units that meet certain
9 requirements of the Code, the number of non-owner-occupied dwelling units that have been
10 cited for failure to comply with certain requirements of the Code, and the number of
11 non-owner-occupied dwelling units that are owned by City residents.

12 **Recitals**

13 A non-owner-occupied dwelling unit is any residential property that is not the principal
14 residence of the owner, including a property that is leased to a tenant, a property that is vacant,
15 and a property with an owner that is not a natural person. Non-owner-occupied dwelling units
16 are an important part of the housing stock, as they provide access to cheaper, denser housing
17 options and can be a beneficial investment for property owners.

18 However, not all of the non-owner-occupied dwellings in use have a rental dwelling license
19 or are registered as non-owner-occupied. Proper licensing and registration allow the City to
20 ensure that tenants' rights are protected and their dwellings are healthy and safe.

21 The City Council wishes to have a full record of which non-owner-occupied residential
22 properties in the City are properly licensed and registered, so as to be better informed of the
23 status of the City's housing stock and ensure that all renters can receive the full legal protections
24 they are due.

25 **SECTION 1. BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE, That:**

EXPLANATION: CAPITALS indicate matter added to existing law.
[Brackets] indicate matter deleted from existing law.

Council Bill 26-0214

(a) No later than 1 year after enactment of this Resolution, the Department of Housing and Community Development, the Department of Planning, and the Department of Finance shall submit a report to the Mayor and City Council on the licensing and registration status of all non-owner-occupied dwelling units in the City.

(b) The report shall include:

(1) the number of non-owner-occupied dwelling units that are:

(i) located in each Council district;

(ii) registered with the City as required in City Code Article 13, § 4-5 {"Registration required"}; and

(iii) not registered with the City;

(2) the number of inhabited non-owner-occupied dwelling units that:

(i) currently have a rental dwelling license as required in City Code Article 13, § 5-4 {"License required"};

(ii) have an expired rental dwelling license; and

(iii) have never been licensed by the current owner;

(3) the number of vacant non-owner-occupied dwelling units that have a rental dwelling license;

(4) the number of non-owner-occupied dwelling units with a rental dwelling license that includes the contact information for the owner of record and the managing operator, as required in City Code Article 13, § 5-5(d) {"Application for new or renewal license – License application: Form and contents"};

(5) the number of non-owner-occupied dwelling units that have been cited, within the calendar year between the enactment of this Resolution and the submission of the report to the Mayor and City Council, for a failure to obtain a rental dwelling license or to register as a non-owner-occupied dwelling; and

(6) the number of non-owner-occupied dwelling units in the City that are:

(i) owned by a resident of the City;

(ii) owned by a resident of the State that is not a resident of the City; and

(iii) owned by a person that is not a resident of the State.

SECTION 2. AND BE IT FURTHER RESOLVED, That this Resolution takes effect on the 30th day after the date it is enacted.