

The Baltimore City Department of
**HOUSING & COMMUNITY
DEVELOPMENT**

MEMORANDUM

To: The Honorable President and Members of the Baltimore City Council
c/o Natawna Austin, Executive Secretary

From: Michael Braverman, Housing Commissioner 

Date: July 18, 2018

Re: **City Council Bill 18-0189 - Short-Term Residential Rentals – Regulation and Taxation**

The Department of Housing and Community Development (HCD) has reviewed City Council Bill 18-0189, for the purpose of extending the hotel tax to certain transactions facilitated by hosting platforms; requiring the licensing of short-term residential rental units; defining certain terms; providing for the denial, suspension, or revocation of short-term residential rental licenses under certain circumstances; providing for judicial and appellate review of administrative decisions relating to the licensing of short-term residential rental units; imposing certain penalties; clarifying and conforming related provisions; providing for a special effective date; and generally relating to the regulation and taxation of short-term residential rentals.

If enacted, this bill would level the playing field by requiring all establishments that provide sleeping accommodations in the City to pay the City's hotel Tax. The bill requires anyone operating a short-term residential rental dwelling to have a license. The bill has a limit on the number of rental licenses that can be issued to a maximum of two as long as one of the dwelling units is the owner's permanent residence. All non-owner occupied units would be required to be registered and meet the new rental inspection requirements for one and two dwelling units that will be effective Aug. 1, 2018. The bill also has provisions for denial, suspension and revocation of license to protect neighboring properties from nuisance activities.

The Department of Housing and Community Development supports the passage of City Council Bill 18-0189.

MB:sd

cc: Ms. Karen Stokes, *Mayor's Office of Government Relations*
Mr. Kyrion Banks, *Mayor's Office of Government Relations*