Introduced by: Councilmember Costello, President Young, Scott, Pinkett, Dorsey, Pullen, Stokes, Reisinger, Middleton, Sneed

Prepared by: Department of Legislative Reference **Date:** February 2, 2018

Referred to: TAXATION, FINANCE & ECONOMIC DEVELOPMENT Committee

Also referred for recommendation and report to municipal agencies listed on reverse.

CITY COUNCIL 18-0189

A BILL ENTITLED

AN ORDINANCE concerning

Short-Term Residential Rentals – Regulation and Taxation

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.

BY adding
Article 15 - Licensing and Regulation
Sections 48-1 through 48-26, to be under the new subtitle, "Subtitle 48. Short-Term Residential Rentals"
Baltimore City Code
(Edition 2000)

BY repealing and reordaining with amendments
Article 28 - Taxes
Sections 21-1, 21-2, and 21-4(a)
Baltimore City Code
(Edition 2000)

BY adding
Article 1 - Mayor, City Council, and Municipal Agencies
Section(s) 40-14(e)(2)(Subtitle 48)
Baltimore City Code
(Edition 2000)

****The introduction of an Ordinance or Resolution by Councilmembers at the request of any person, firm or organization is a courtesy extended by the Councilmembers and not an indication of their position.**

Agencies

_____ Baltimore City Public School System

✓ Baltimore Development Corporation

✓ City Solicitor

_____ Comptroller's Office

_____ Department of Audits

✓ Department of Finance

_____ Department of General Services

✓ Department of Housing and Community Development

_____ Department of Human Resources

_____ Department of Planning

✓ Other: Visit Baltimore

_____ Other:_____

_____ Other:_____

_____ Department of Public Works

_____ Department of Real Estate

_____ Department of Recreation and Parks

_____ Department of Transportation

_____ Fire Department

_____ Health Department

_____ Mayor's Office of Employment Development

_____ Mayor's Office of Human Services

_____ Mayor's Office of Information Technology

_____ Office of the Mayor

_____ Police Department

_____ Other:_____

_____ Other:_____

Boards and Commissions

_____ Board of Estimates

_____ Board of Ethics

_____ Board of Municipal and Zoning Appeals

_____ Comm. for Historical and Architectural Preservation

_____ Commission on Sustainability

_____ Employees' Retirement System

_____ Other:_____

_____ Other:_____

_____ Other:_____

_____ Environmental Control Board

_____ Fire & Police Employees' Retirement System

_____ Labor Commissioner

_____ Parking Authority Board

_____ Planning Commission

_____ Wage Commission

_____ Other:_____

_____ Other:_____

_____ Other:_____

ENROLLED

CITY OF BALTIMORE
ORDINANCE 19-217
Council Bill 18-0189

Introduced by: Councilmember Costello, President Young, Councilmembers Scott, Pinkett, Dorsey, Bullock, Stokes, Reisinger, Middleton, Sneed
Introduced and read first time: February 5, 2018
Assigned to: Taxation, Finance and Economic Development Committee
Committee Report: Favorable with amendments
Council action: Adopted
Read second time: October 29, 2018

AN ORDINANCE CONCERNING

Short-Term Residential Rentals – Regulation and Taxation

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~~ dates; and generally relating to the regulation and taxation of short-term residential rentals.

BY adding
Article 15 - Licensing and Regulation
Sections 48-1 through 48-26, to be under the new subtitle,
"Subtitle 48. Short-Term Residential Rentals"
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(Edition 2000)

BY repealing and reordaining with amendments
Article 28 - Taxes
Sections 21-1, 21-2, and 21-4(a)
Baltimore City Code
(Edition 2000)

EXPLANATION: CAPITALS indicate matter added to existing law.
[Brackets] indicate matter deleted from existing law.
Underlining indicates matter added to the bill by amendment.
~~Strike-out~~ indicates matter stricken from the bill by amendment or deleted from existing law by amendment.
Underlined italics indicate matter added to the bill by amendment after printing for third reading.

RECEIVED
JAN 28 2019
BALTIMORE CITY COUNCIL
PRESIDENT'S OFFICE

BY adding
Article 1 - Mayor, City Council, and Municipal Agencies
Section(s) 40-14(e)(2)(Subtitle 48)
Baltimore City Code
(Edition 2000)

SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE, That the Laws of Baltimore City read as follows:

Baltimore City Code

Article 15 . Licensing and Regulation

SUBTITLE 48. SHORT-TERM RESIDENTIAL RENTALS

PART 1. DEFINITIONS; GENERAL PROVISIONS

§ 48-1. DEFINITIONS.

(A) *IN GENERAL.*

IN THIS SUBTITLE, THE FOLLOWING TERMS HAVE THE MEANINGS INDICATED.

(B) *BOOKING TRANSACTION.*

"BOOKING TRANSACTION" MEANS A RESERVATION TRANSACTION BETWEEN A HOST AND A PROSPECTIVE TRANSIENT GUEST FOR A SHORT-TERM RESIDENTIAL RENTAL.

(C) *DWELLING UNIT.*

"DWELLING UNIT" HAS THE MEANING STATED IN § 202.2 OF THE BALTIMORE CITY BUILDING CODE.

~~(D) *FINANCE DEPARTMENT; DEPARTMENT.*~~

~~"FINANCE DEPARTMENT" OR "DEPARTMENT" MEANS THE BALTIMORE CITY DEPARTMENT OF FINANCE.~~

~~(E) *FINANCE DIRECTOR; DIRECTOR.*~~

~~"FINANCE DIRECTOR" OR "DIRECTOR" MEANS THE DIRECTOR OF THE BALTIMORE CITY DEPARTMENT OF FINANCE OR THE DIRECTOR'S DESIGNEE.~~

(D) ~~(F)~~ *HOST.*

"HOST" MEANS THE OWNER OF A DWELLING UNIT WHO PROVIDES OR OFFERS TO PROVIDE ALL OR PART OF THE DWELLING UNIT FOR SHORT-TERM RESIDENTIAL RENTAL USE IN EXCHANGE FOR A FEE.

~~(G) *HOSTED RENTAL.*~~

~~"HOSTED RENTAL" MEANS A SHORT-TERM RESIDENTIAL RENTAL WHERE THE HOST ALSO OCCUPIES THE DWELLING UNIT DURING THE TRANSIENT GUEST'S STAY.~~

(E) ~~(H)~~ *HOSTING PLATFORM.*

"HOSTING PLATFORM" MEANS AN INTERNET-BASED ENTITY THAT, IN EXCHANGE FOR A FEE:

(1) FACILITATES RESERVATIONS OF SHORT-TERM RESIDENTIAL RENTALS;

(2) SERVES AS A CONDUIT OF COMMUNICATION BETWEEN HOSTS AND TRANSIENT GUESTS; OR

(3) OTHERWISE FACILITATES BOOKING TRANSACTIONS FOR SHORT-TERM RESIDENTIAL RENTALS.

(F) *HOUSING COMMISSIONER; COMMISSIONER.*

"HOUSING COMMISSIONER" OR "COMMISSIONER" MEANS THE COMMISSIONER OF HOUSING AND COMMUNITY DEVELOPMENT OR THE COMMISSIONER'S DESIGNEE.

(G) ~~(I)~~ *PERMANENT RESIDENCE.*

(1) "PERMANENT RESIDENCE" MEANS A DWELLING UNIT:

(I) IN WHICH THE OWNER RESIDES FOR AN AGGREGATE OF AT LEAST 180 DAYS ANNUALLY; AND

(II) THAT IS THE OWNER'S USUAL PLACE OF RETURN FOR HOUSING, AS DOCUMENTED BY AT LEAST ONE OF THE FOLLOWING:

(A) DRIVER'S LICENSE;

(B) VOTER REGISTRATION; OR

(C) OFFICIAL DESIGNATION OF THE DWELLING UNIT AS THE OWNER'S PRINCIPLE RESIDENCE IN ACCORDANCE WITH THE CRITERIA GOVERNING THE STATE HOMESTEAD TAX CREDIT.

(2) FOR PURPOSES OF THIS SUBTITLE, A HOST MAY HAVE ONLY 1 "PERMANENT RESIDENCE".

(H) ~~(J)~~ *SHORT-TERM RESIDENTIAL RENTAL.*

"SHORT-TERM RESIDENTIAL RENTAL" MEANS THE USE, FACILITATED IN WHOLE OR IN PART BY A HOSTING PLATFORM, OF ALL OR ANY PART OF A DWELLING UNIT TO PROVIDE ACCOMMODATIONS TO TRANSIENT GUESTS FOR SLEEPING OR LODGING PURPOSES IN EXCHANGE FOR A FEE.

(I) ~~(K)~~ *TRANSIENT GUEST.*

(1) *ANCILLARY DEFINITION OF "TRANSIENT".*

IN THIS SUBSECTION, "TRANSIENT" MEANS ANY PERSON WHO OCCUPIES, OR HAS BEEN GIVEN THE RIGHT TO OCCUPY, SLEEPING OR LODGING ACCOMMODATIONS FOR A PERIOD OF FEWER THAN 90 CONSECUTIVE DAYS.

(2) *"TRANSIENT GUEST" DEFINED.*

"TRANSIENT GUEST" MEANS ANY TRANSIENT WHO USES A HOSTING PLATFORM TO FACILITATE A SHORT-TERM RESIDENTIAL RENTAL.

~~(L) *UNHOSTED RENTAL.*~~

~~"UNHOSTED RENTAL" MEANS A SHORT-TERM RESIDENTIAL RENTAL WHERE THE HOST DOES NOT OCCUPY THE DWELLING UNIT DURING THE TRANSIENT GUEST'S STAY.~~

§ 48-2. MANDATORY, PROHIBITORY, AND PERMISSIVE TERMS.

(A) *MANDATORY TERMS.*

"MUST" AND "SHALL" ARE EACH MANDATORY TERMS USED TO EXPRESS A REQUIREMENT OR TO IMPOSE A DUTY.

(B) *PROHIBITORY TERMS.*

"MAY NOT" AND "NO ... MAY" ARE EACH MANDATORY NEGATIVE TERMS USED TO ESTABLISH A PROHIBITION.

(C) *PERMISSIVE TERMS.*

"MAY" IS PERMISSIVE.

§ 48-3. RULES AND REGULATIONS.

(A) *IN GENERAL.*

THE ~~FINANCE DIRECTOR~~ HOUSING COMMISSIONER MUST ADOPT RULES AND REGULATIONS TO CARRY OUT THIS SUBTITLE.

(B) *FILING WITH LEGISLATIVE REFERENCE.*

A COPY OF ALL RULES AND REGULATIONS ADOPTED UNDER THIS SUBTITLE MUST BE FILED WITH THE DEPARTMENT OF LEGISLATIVE REFERENCE BEFORE THEY TAKE EFFECT.

§§ 48-4 to 48-5. *{RESERVED}*

PART 2. LICENSING

§ 48-6. LICENSE REQUIRED.

(A) *IN GENERAL.*

NO PERSON MAY OPERATE A SHORT-TERM RESIDENTIAL RENTAL WITHOUT A CURRENTLY EFFECTIVE LICENSE TO DO SO FROM THE ~~FINANCE DIRECTOR~~ HOUSING COMMISSIONER.

(B) *APPLICATION FOR LICENSE.*.

THE APPLICATION FOR AN INITIAL OR RENEWAL SHORT-TERM RESIDENTIAL RENTAL LICENSE MUST BE MADE IN THE FORM AND CONTAIN THE INFORMATION AND DOCUMENTATION THAT THE ~~FINANCE DIRECTOR~~ HOUSING COMMISSIONER REQUIRES.

§ 48-7. LICENSING PREREQUISITES.

(A) *LIMITATIONS.*

~~A SHORT-TERM RESIDENTIAL RENTAL LICENSE MAY BE ISSUED ONLY:~~

~~(1) TO THE OWNER OF THE DWELLING UNIT TO BE USED FOR SHORT-TERM RESIDENTIAL RENTALS; AND~~

~~(2) FOR A MAXIMUM OF 2 DWELLING UNITS, SO LONG AS 1 OF THE DWELLING UNITS IS THE OWNER'S PERMANENT RESIDENCE.~~

(1) EXCEPT AS PROVIDED IN PARAGRAPH (2) OF THIS SUBSECTION, A PERSON MAY ONLY BE ISSUED A SHORT-TERM RESIDENTIAL RENTAL LICENSE FOR HIS OR HER PERMANENT RESIDENCE.

(2) (I) A HOST MAY BE ISSUED A SHORT-TERM RESIDENTIAL RENTAL LICENSE FOR 1 ADDITIONAL DWELLING UNIT IF:

(A) THE DWELLING UNIT HAD A SUCCESSFULLY EXECUTED BOOKING TRANSACTION, AS DESCRIBED IN SUBPARAGRAPH (II) OF THIS PARAGRAPH (2), BETWEEN AUGUST 1, 2017, AND DECEMBER 31, 2018;

(B) THE HOST BECAME THE OWNER OF THE ADDITIONAL DWELLING UNIT ON OR BEFORE DECEMBER 31, 2018; AND

(C) THE HOST APPLIES FOR A SHORT-TERM RESIDENTIAL RENTAL LICENSE FOR THE ADDITIONAL DWELLING UNIT NO LATER THAN THE 90TH DAY AFTER THE DATE ON WHICH THIS SUBTITLE TAKES EFFECT.

(II) FOR PURPOSES OF THIS PARAGRAPH (2), A BOOKING TRANSACTION IS DEEMED SUCCESSFULLY EXECUTED IF A FEE WAS EXCHANGED, WHETHER DIRECTLY OR INDIRECTLY, BETWEEN THE HOST APPLYING FOR THE DWELLING UNIT'S SHORT-TERM RESIDENTIAL RENTAL LICENSE AND A TRANSIENT GUEST, FOR THE SHORT-TERM RESIDENTIAL RENTAL OF THE DWELLING UNIT.

(3) SHORT-TERM RESIDENTIAL RENTAL LICENSES ARE NOT PROPERTY RIGHTS, AND A SHORT-TERM RESIDENTIAL RENTAL LICENSE DOES NOT TRANSFER ON THE SALE OR ANY OTHER OWNERSHIP TRANSFER OF A DWELLING UNIT.

(B) *ADDITIONAL REQUIREMENTS.*

(1) *IN GENERAL.*

ALL APPLICANTS FOR AN INITIAL OR RENEWAL LICENSE MUST MEET THE FOLLOWING REQUIREMENTS.

(2) *PROOF OF OWNER'S PERMANENT RESIDENCE.*

THE OWNER MUST PROVIDE PROOF THAT THE DWELLING UNIT (OR, IF 2 DWELLING UNITS ARE APPLIED FOR, 1 OF THOSE UNITS) IS THE OWNER'S PERMANENT RESIDENCE.

(3) *NON-OWNER-OCCUPIED DWELLINGS.*

FOR ANY DWELLING UNIT THAT IS A "NON-OWNER-OCCUPIED DWELLING UNIT" (AS DEFINED IN CITY CODE ARTICLE 13, SUBTITLE 4 {"REGISTRATION OF NON-OWNER-OCCUPIED DWELLINGS ..."}):

(I) THE DWELLING UNIT MUST BE CURRENTLY REGISTERED, AS REQUIRED BY THAT SUBTITLE 4;

(II) ALL REGISTRATION FEES AND ALL RELATED INTEREST REQUIRED BY THAT SUBTITLE 4 MUST HAVE BEEN PAID; AND

(III) ALL OTHER REQUIREMENTS OF ARTICLE 13 APPLICABLE TO NON-OWNER-OCCUPIED DWELLING UNITS MUST BE COMPLIED WITH.

(4) *SALES AND USE TAX.*

THE OWNER MUST BE REGISTERED WITH THE STATE COMPTROLLER FOR THE COLLECTION OF THE STATE'S SALES AND USE TAX.

§ 48-8. LICENSE TERM AND RENEWAL.

(A) *TERM.*

EACH SHORT-TERM RESIDENTIAL RENTAL LICENSE EXPIRES ~~ANNUALLY~~ BIENNIALLY ON THE ANNIVERSARY OF ITS ISSUANCE.

(B) *RENEWAL.*

(1) BEFORE A LICENSE EXPIRES, THE HOST MAY APPLY TO RENEW IT FOR AN ADDITIONAL ~~1-YEAR~~ 2-YEAR TERM.

(2) THE RENEWAL APPLICATION MUST BE SUBMITTED TO THE ~~FINANCE DEPARTMENT~~ HOUSING COMMISSIONER, WITH THE APPLICABLE ANNUAL FEE, AT LEAST 30 DAYS BEFORE THE CURRENT LICENSE EXPIRES.

§ 48-9. LICENSE FEE.

THE ~~ANNUAL~~ BIENNIAL LICENSE FEE FOR A SHORT-TERM RESIDENTIAL RENTAL LICENSE IS ~~$100~~ $200 PER DWELLING UNIT, SUBJECT TO ADJUSTMENT IN ACCORDANCE WITH THE CITY FEE POLICY.

§§ 48-10 TO 48-14. *{RESERVED}*

PART 3. OPERATIONAL REQUIREMENTS

§ 48-15. HOSTS.

(A) *IN GENERAL.*

ALL HOSTS MUST COMPLY WITH THE FOLLOWING REQUIREMENTS.

~~(B) *NUMBER OF RENTAL DAYS.*~~

~~(1) *UNHOSTED RENTALS.*~~

~~A DWELLING UNIT MAY BE USED FOR UNHOSTED RENTALS NO MORE THAN 60 DAYS IN ANY LICENSE YEAR.~~

~~(2) *HOSTED RENTALS.*~~

~~A DWELLING UNIT MAY BE USED FOR HOSTED RENTALS AN UNLIMITED NUMBER OF DAYS IN A LICENSE YEAR.~~

~~(C) *HOMEOWNERS' ASSOCIATION, ETC., REGULATIONS.*~~

~~THE USE OF A DWELLING UNIT FOR SHORT-TERM RESIDENTIAL RENTALS MUST COMPLY WITH ALL APPLICABLE REGULATIONS OF ANY GOVERNING HOMEOWNERS' ASSOCIATION OR CONDOMINIUM REGIME.~~

(B) ~~(D)~~ *CITY CODES COMPLIANCE.*

THE DWELLING UNIT MUST BE MAINTAINED IN COMPLIANCE WITH THE CITY BUILDING, FIRE, AND RELATED CODES ARTICLE, THE CITY HEALTH ARTICLE, AND THE ZONING CODE OF BALTIMORE CITY.

(C) ~~(E)~~ *RECORD OF RENTALS ~~AND GUESTS~~.*

THE HOST MUST:

(1) MAKE A RECORD, IN THE FORM AND CONTAINING THE INFORMATION REQUIRED BY THE RULES AND REGULATIONS ADOPTED UNDER THIS SUBTITLE, OF ALL OF THE HOST'S SHORT-TERM RESIDENTIAL RENTALS ~~AND THEIR RESPECTIVE TRANSIENT GUESTS~~;

(2) MAINTAIN THAT RECORD FOR AT LEAST THE PERIOD OF YEARS REQUIRED BY THE RULES AND REGULATIONS ADOPTED UNDER THIS SUBTITLE; AND

(3) ON REQUEST, MAKE THAT RECORD AVAILABLE FOR INSPECTION BY THE ~~FINANCE DEPARTMENT~~ HOUSING COMMISSIONER.

(D) ~~(F)~~ *POSTING EMERGENCY CONTACT.*

(1) DURING THE TERM OF ANY ~~UNHOSTED~~ RENTAL, THE HOST MUST PROMINENTLY DISPLAY, IN AN AREA OF THE DWELLING UNIT THAT IS READILY ACCESSIBLE TO THE TRANSIENT GUESTS, EMERGENCY CONTACT INFORMATION FOR A REPRESENTATIVE OF THE HOST.

(2) THIS REPRESENTATIVE MUST RESIDE WITHIN 15 MILES OF THE DWELLING UNIT AND BE ACCESSIBLE FOR THE ~~ENTIRETY~~ ENTIRE TERM OF THE ~~UNHOSTED~~ RENTAL.

(E) ~~(G)~~ *POSTING NOTICE OF LICENSURE.*

AT ALL TIMES DURING THE TERM OF A SHORT-TERM RESIDENTIAL RENTAL, THE HOST MUST PROMINENTLY DISPLAY A SIGN, IN THE FORM AND MANNER REQUIRED BY THE RULES AND REGULATIONS ADOPTED UNDER THIS SUBTITLE, STATING THAT THE ~~FACILITY~~ DWELLING UNIT IS LICENSED FOR SHORT-TERM RESIDENTIAL RENTALS.

(F) ~~(H)~~ *DISPLAYING LICENSE NUMBER ON HOSTING PLATFORM.*

THE HOST MUST INCLUDE HIS OR HER LICENSE NUMBER IN ANY ADVERTISEMENT OR LISTING OF THE DWELLING UNIT ON A HOSTING PLATFORM.

§ 48-16. HOSTING PLATFORMS.

(A) *IN GENERAL.*

(1) ~~HOSTING~~ ALL HOSTING PLATFORMS MUST COMPLY WITH THE FOLLOWING REQUIREMENTS.

(2) THE HOUSING COMMISSIONER MAY ISSUE AND SERVE ADMINISTRATIVE SUBPOENAS AS NECESSARY TO ENSURE COMPLIANCE BY HOSTING PLATFORMS WITH THIS SUBTITLE.

(B) *VERIFICATION OF HOST'S BONA FIDES.*

(1) NO HOSTING PLATFORM MAY ADVERTISE, LIST, OR OTHERWISE FACILITATE BOOKING TRANSACTIONS FOR A SHORT-TERM RESIDENTIAL RENTAL IN THE CITY WITHOUT HAVING VERIFIED WITH THE ~~FINANCE DEPARTMENT~~ HOUSING COMMISSIONER THAT THE LICENSE OF THE HOST IS VALID AND THAT THE ADDRESS OF THE DWELLING UNIT MATCHES THE ADDRESS LISTED FOR THE LICENSE.

(2) A HOSTING PLATFORM THAT HAS VERIFIED THE VALIDITY OF A LICENSE FOR A SHORT-TERM RESIDENTIAL RENTAL IS NOT REQUIRED TO RE-VERIFY THE VALIDITY OF THE LICENSE, UNLESS:

(I) THE ~~FINANCE DEPARTMENT~~ HOUSING COMMISSIONER HAS NOTIFIED THE HOSTING PLATFORM THAT THE DWELLING UNIT CANNOT LAWFULLY BE USED FOR A SHORT-TERM RESIDENTIAL RENTAL; OR

(II) THE HOST HAS CEASED TO OFFER SHORT-TERM RESIDENTIAL RENTALS THROUGH THAT HOSTING PLATFORM FOR A PERIOD OF 12 MONTHS OR MORE SINCE THE LICENSE WAS LAST VERIFIED.

(3) IF THE ~~FINANCE DEPARTMENT~~ HOUSING COMMISSIONER NOTIFIES A HOSTING PLATFORM THAT A DWELLING UNIT CANNOT LAWFULLY BE USED FOR A SHORT-TERM RESIDENTIAL RENTAL, THE HOSTING PLATFORM MAY NOT ADVERTISE, LIST, OR OTHERWISE FACILITATE BOOKING TRANSACTIONS FOR THAT DWELLING UNTIL IT RECEIVES SUBSEQUENT CONFIRMATION FROM THE ~~DEPARTMENT~~ COMMISSIONER THAT THE SHORT-TERM RESIDENTIAL RENTAL CAN LAWFULLY BE PROVIDED.

(4) IF A HOSTING PLATFORM RECEIVES WRITTEN NOTICE FROM THE HOUSING COMMISSIONER THAT A DWELLING UNIT ADVERTISED OR LISTED FOR SHORT-TERM RESIDENTIAL RENTAL ON THE HOSTING PLATFORM CANNOT LAWFULLY BE USED FOR A SHORT-TERM RESIDENTIAL RENTAL, THE HOSTING PLATFORM MUST REMOVE THE ADVERTISEMENT OR LISTING WITHIN 3 DAYS.

(5) A HOSTING PLATFORM MAY NOT COLLECT OR RECEIVE A FEE IN EXCHANGE FOR FACILITATING RESERVATIONS, ADVERTISEMENTS, OR LISTINGS OF SHORT-TERM RESIDENTIAL RENTALS, FOR SERVING AS A COMMUNICATION CONDUIT BETWEEN HOSTS AND TRANSIENT GUESTS, OR FOR OTHERWISE FACILITATING BOOKING TRANSACTIONS FOR SHORT-TERM RESIDENTIAL RENTALS IF THE DWELLING UNIT CANNOT LAWFULLY BE USED FOR A SHORT-TERM RESIDENTIAL RENTAL.

(C) *RENTAL RECORDS.*

(1) *IN GENERAL.*

A HOSTING PLATFORM MUST:

(I) MAKE A RECORD OF ALL SHORT-TERM RESIDENTIAL RENTALS IN BALTIMORE CITY ADVERTISED, LISTED, OR OTHERWISE FACILITATED BY THAT PLATFORM;

(II) MAINTAIN THAT RECORD FOR AT LEAST THE PERIOD OF YEARS REQUIRED BY THE RULES AND REGULATIONS ADOPTED UNDER THIS SUBTITLE; AND

(III) ON REQUEST, MAKE THAT RECORD AVAILABLE FOR INSPECTION BY THE ~~FINANCE DEPARTMENT~~ HOUSING COMMISSIONER.

(2) *CONTENTS.*

THESE RECORDS MUST INCLUDE, FOR EACH SHORT-TERM RESIDENTIAL RENTAL:

(I) THE NAME AND LICENSE NUMBER OF THE HOST WHO PROVIDED THE SHORT-TERM RESIDENTIAL RENTAL;

(II) THE STREET ADDRESS AND THE BLOCK AND LOT NUMBERS OF THE SHORT-TERM RESIDENTIAL RENTAL;

(III) THE DATE OF THE BOOKING TRANSACTION;

~~(IV) THE NAME AND ADDRESS OF THE TRANSIENT GUEST WHO BOOKED THE SHORT-TERM RESIDENTIAL RENTAL;~~

(IV) ~~(V)~~ THE START AND END DATES OF THE SHORT-TERM RESIDENTIAL RENTAL;

(V) ~~(VI)~~ THE RENT AND OTHER FEES CHARGED BY THE HOST AND BY THE HOSTING PLATFORM FOR PROVIDING OR FACILITATING THE SHORT-TERM RESIDENTIAL RENTAL AND RELATED SERVICES; AND

(VI) ~~(VII)~~ ANY OTHER INFORMATION REQUIRED BY THE RULES AND REGULATIONS ADOPTED UNDER THIS SUBTITLE.

(D) *DISPLAY OF LICENSE NUMBERS.*

IN ANY ADVERTISEMENT OR LISTING OF A DWELLING UNIT AVAILABLE FOR SHORT-TERM RESIDENTIAL RENTALS IN BALTIMORE CITY, HOSTING PLATFORMS MUST INCLUDE THE LICENSE NUMBERS OF THE HOSTS OFFERING THOSE RENTALS.

§§ 48-17 TO 48-20 *{RESERVED}*

PART 4. ADMINISTRATIVE SANCTIONS

§ 48-21. DENIAL, SUSPENSION, OR REVOCATION OF LICENSE – IN GENERAL.

SUBJECT TO THE HEARING PROVISIONS OF § 48-22 OF THIS SUBTITLE, THE ~~FINANCE DIRECTOR~~ HOUSING COMMISSIONER MAY DENY, SUSPEND, OR REVOKE A SHORT-TERM RESIDENTIAL RENTAL LICENSE OR RENEWAL LICENSE FOR ANY OF THE FOLLOWING CAUSES:

(1) MAKING ANY MATERIAL FALSE STATEMENT IN AN APPLICATION FOR AN INITIAL OR RENEWAL LICENSE;

(2) FRAUDULENTLY OR DECEPTIVELY OBTAINING THE LICENSE FOR ONESELF OR FOR ANOTHER;

(3) FRAUDULENTLY OR DECEPTIVELY USING THE LICENSE;

(4) FAILING TO ABATE WITHIN 120 DAYS OF ISSUANCE ANY VIOLATION NOTICE, ORDER, OR CITATION FOR VIOLATING ANY PROVISION OF THE CITY BUILDING, FIRE, AND RELATED CODES ARTICLE, THE CITY HEALTH ARTICLE, OR THE ZONING CODE OF BALTIMORE CITY; OR

(5) FAILING TO COMPLY WITH ANY PROVISION OF THIS SUBTITLE OR OF ANY RULE OR REGULATION ADOPTED UNDER THIS SUBTITLE.

§ 48-22. DENIAL, SUSPENSION, OR REVOCATION OF LICENSE – NOTICE AND HEARING.

(A) *IN GENERAL.*

NO LICENSE MAY BE DENIED, SUSPENDED, OR REVOKED UNDER THIS SUBTITLE UNLESS THE ~~FINANCE DIRECTOR~~ HOUSING COMMISSIONER FIRST GIVES THE LICENSEE:

(1) NOT LESS THAN 10 DAYS NOTICE IN WRITING OF THE ~~DIRECTOR'S~~ COMMISSIONER'S INTENT TO DENY, SUSPEND, OR REVOKE THE LICENSE; AND

(2) AN OPPORTUNITY TO BE HEARD AS TO WHY THE LICENSE SHOULD NOT BE DENIED, SUSPENDED, OR REVOKED.

(B) *EXCEPTION.*

THE ~~FINANCE DIRECTOR~~ HOUSING COMMISSIONER MAY DENY, SUSPEND, OR REVOKE A LICENSE WITHOUT PRIOR NOTICE AND OPPORTUNITY TO BE HEARD IF, IN THE OPINION OF THE ~~FINANCE DIRECTOR~~ HOUSING COMMISSIONER OR OF THE FIRE CHIEF, ~~HOUSING COMMISSIONER,~~ HEALTH COMMISSIONER, OR POLICE COMMISSIONER, THE HEALTH, SAFETY, OR WELFARE OF THE OCCUPANTS OR OF THE GENERAL PUBLIC ARE IN IMMINENT DANGER.

§ 48-23. JUDICIAL AND APPELLATE REVIEW.

(A) *JUDICIAL REVIEW.*

A PERSON AGGRIEVED BY A DECISION OF THE ~~FINANCE DIRECTOR~~ HOUSING COMMISSIONER UNDER THIS SUBTITLE MAY SEEK JUDICIAL REVIEW OF THAT DECISION BY PETITION TO THE CIRCUIT COURT FOR BALTIMORE CITY IN ACCORDANCE WITH THE MARYLAND RULES OF PROCEDURE.

(B) *STAYS.*

(1) THE FILING OF A PETITION FOR JUDICIAL REVIEW DOES NOT STAY THE DECISION OF THE COMMISSIONER.

(2) HOWEVER, ON MOTION AND AFTER HEARING, THE COURT MAY GRANT A STAY AS PROVIDED IN THE MARYLAND RULES OF PROCEDURE.

(C) *APPELLATE REVIEW.*

A PARTY TO THE JUDICIAL REVIEW MAY APPEAL THE COURT'S FINAL JUDGMENT TO THE COURT OF SPECIAL APPEALS IN ACCORDANCE WITH THE MARYLAND RULES OF PROCEDURE.

§ 48-24 *{RESERVED}*

PART 5. ENFORCEMENT

§ 48-25. ENFORCEMENT BY ENVIRONMENTAL CITATION.

(A) *IN GENERAL.*

IN ADDITION TO ANY OTHER CIVIL OR CRIMINAL REMEDY OR ENFORCEMENT PROCEDURE, THIS SUBTITLE MAY BE ENFORCED BY ISSUANCE OF AN ENVIRONMENTAL CITATION UNDER CITY CODE ARTICLE 1, SUBTITLE 40 {"ENVIRONMENTAL CONTROL BOARD"}.

(B) *PROCESS NOT EXCLUSIVE.*

THE ISSUANCE OF A CITATION TO ENFORCE THIS SUBTITLE DOES NOT PRECLUDE PURSUING ANY OTHER CIVIL OR CRIMINAL REMEDY OR ENFORCEMENT ACTION AUTHORIZED BY LAW.

§ 48-26. PENALTIES.

(A) *IN GENERAL.*

ANY PERSON WHO VIOLATES ANY PROVISION OF THIS SUBTITLE (INCLUDING ANY OFFENSE LISTED IN § 48-21 OF THIS SUBTITLE AS POTENTIAL CAUSE FOR A DENIAL, SUSPENSION, OR REVOCATION OF A LICENSE) OR ANY PROVISION OF A RULE OR REGULATION ADOPTED UNDER THIS SUBTITLE IS GUILTY OF A MISDEMEANOR AND, ON CONVICTION, IS SUBJECT TO A FINE OF NOT MORE THAN $500 FOR EACH OFFENSE.

(B) *EACH DAY A SEPARATE OFFENSE.*

EACH DAY THAT A VIOLATION CONTINUES IS A SEPARATE OFFENSE.

Article 28. Taxes

Subtitle 21. Hotel Room Tax

§ 21-1. Definitions.

(a) *In general.*

In this subtitle, the following terms have the meanings indicated.

(b) *Gross amounts of money.*

"Gross amounts of money" means the total gross payments of any kind or character (including cash, credit, property, and services), [received in a retail transaction for which real property is rented,] whether received in money or otherwise, without any deduction for charges or other amounts for any services necessary to complete the transaction.

(c) *Hotel.*

"Hotel" means a building containing sleeping accommodations for more than 5 persons and open to the transient public.

(d) *Owners or operators of hotels.*

"Owners or operators of hotels" means any person:

(1) possessing or having an ownership interest in a hotel;

(2) engaged in the business of operating a hotel; or

(3) receiving any consideration for the rental of a hotel room for sleeping accommodations, including, without limitation, any broker, service provider, or other intermediary:

(i) with which a hotel has contracted to arrange for the rental of a hotel room for sleeping accommodations; or

(ii) that has acquired any hotel room for subsequent rental from the hotel for sleeping accommodations.

(E) *SHORT-TERM RESIDENTIAL RENTAL (AND RELATED TERMS).*

"SHORT-TERM RESIDENTIAL RENTAL" AND RELATED TERMS (SUCH AS "BOOKING TRANSACTION", "DWELLING UNIT", "HOST", "HOSTING PLATFORM", AND "TRANSIENT GUEST") HAVE THE RESPECTIVE MEANINGS STATED IN CITY CODE ARTICLE 15, SUBTITLE 48 {"SHORT-TERM RESIDENTIAL RENTALS"}.

(F) [e] *Transient guest or tenant.*

"Transient guest or tenant" means a person or persons renting, using, or occupying a room or rooms FOR FEWER THAN 90 CONSECUTIVE DAYS:

(1) in a hotel for sleeping accommodations [for less than 90 consecutive days]; OR

(2) IN A DWELLING UNIT FOR A SHORT-TERM RESIDENTIAL RENTAL.

§ 21-2. Tax imposed.

A tax of 9.5%, TO BE PAID AND COLLECTED AS PROVIDED IN THIS SUBTITLE, is levied and imposed on all gross amounts of money THAT ARE [paid to]:

(1) PAID TO the owners or operators of hotels in the City by transient guests or tenants for renting, using, or occupying a room or rooms for sleeping accommodations[, to be paid and collected as provided in this subtitle];

(2) PAID TO HOSTING PLATFORMS BY TRANSIENT GUESTS FOR BOOKING OR OTHERWISE FACILITATING SHORT-TERM RESIDENTIAL RENTALS; OR

(3) PAID TO HOSTS BY TRANSIENT GUESTS FOR PROVIDING SHORT-TERM RESIDENTIAL RENTALS.

§ 21-4. Collections.

(a) [*Hotel to collect and remit.*] *TAX TO BE COLLECTED AND REMITTED.*

Every person, firm, association, or corporation [owning or operating any hotel in Baltimore City] SUBJECT TO THE TAX IMPOSED BY § 21-2 {"TAX IMPOSED"} OF THIS SUBTITLE:

(1) shall collect the tax levied and imposed by this subtitle from the persons paying the rental or other charges for the use or occupancy of any room or rooms for sleeping accommodations [in his or its hotel]; and

(2) shall pay the tax to the Director of Finance on or before the 25th day of each month.

. . . .

Article 1. Mayor, City Council, and Municipal Agencies

Subtitle 40. Environmental Control Board

§ 40-14. Offenses to which subtitle applies.

. . . .

(e) *Provisions and penalties enumerated.*

. . . .

(2) ***Article 15. Licensing and Regulation***

. . . .

SUBTITLE 48. SHORT-TERM RESIDENTIAL RENTALS

§ 48-6. LICENSE REQUIRED *{FOR HOST}*	$500
§ 48-16. *{OPERATIONAL REQUIREMENTS FOR}* HOSTING PLATFORMS	$1,000
§ 48-21. *{OFFENSES THERE LISTED AS CAUSE FOR}* DENIAL, SUSPENSION, OR REVOCATION OF LICENSE	$500
ALL OTHER PROVISIONS	$250

. . . .

SECTION 2. AND BE IT FURTHER ORDAINED, That the catchlines contained in this Ordinance are not law and may not be considered to have been enacted as a part of this or any prior Ordinance.

SECTION 3. AND BE IT FURTHER ORDAINED, *That, notwithstanding Article 15, § 48-7(a)(1) and (2) and (b)(2), as added by this Ordinance:*

(a) (1) Any natural person who, as of December 31, 2018, owned and operated 1 or more short-term residential rental dwelling units in the City, none of which dwelling units qualify as his or her "permanent residence" (as defined in § 48-1(g) and otherwise a licensing prerequisite under § 48-7(a)(1) and (b)(2)), is nonetheless entitled to apply for and, if otherwise qualified, be issued a short-term residential rental license for 1, but not more than 1, of these preexisting short-term residential rental dwelling units, if:

(i) the dwelling unit to be licensed had a successfully executed booking transaction, as described in paragraph (2) of this subsection, between August 1, 2017, and December 31, 2018, inclusive;

(ii) the host became the owner of that dwelling unit on or before December 31, 2018; and

(iii) the host applies for the short-term residential rental license for that dwelling unit no later than the 90th day after the date on which Article 15, Subtitle 48, as added by this Ordinance, takes effect.

(2) For purposes of paragraph (1)(i) of this subsection, a booking transaction is deemed successfully executed if a fee was exchanged, whether directly or indirectly, between the host applying for the dwelling unit's short-term residential rental license and a transient guest, for the short-term residential rental of the dwelling unit.

(b) Unless the dwelling unit licensed under this section subsequently becomes the host's "permanent residence", the host is not eligible for any additional license under Article 15, § 48-7(a)(2).

SECTION ~~3~~ *4.* AND BE IT FURTHER ORDAINED, That if any provision of this Ordinance or its application to any person, entity, or circumstance is held invalid, this invalidity does not affect other provisions or applications; and, to this extent, the provisions of this Ordinance are severable.

SECTION ~~4~~ ~~3~~ *5.* AND BE IT FURTHER ORDAINED, That this Ordinance takes effect ~~on the 180th day after the date it is enacted~~ as follows:

(i) Article 28, §§ 21-1, 21-2, and 21-4(a), as amended by this Ordinance, take effect on December 31, 2018; and

(ii) Article 15, Subtitle 48, as added by this Ordinance, and Article 1, § 40-14(e)(2), as amended by this Ordinance, take effect on December 31, 2019.

Council Bill 18-0189

Certified as duly passed this _____ day of DEC 06 2018

President, Baltimore City Council

Certified as duly delivered to Her Honor, the Mayor,

this _____ day of DEC 06 2018

Chief Clerk

Approved this 28 day of January, 2019

Mayor, Baltimore City

CITY OF BALTIMORE
ORDINANCE ____
Council Bill 18-0189

Introduced by: Councilmember Costello, President Young, Councilmembers Scott, Pinkett, Dorsey, Bullock, Stokes, Reisinger, Middleton, Sneed
Introduced and read first time: February 5, 2018
Assigned to: Taxation, Finance and Economic Development Committee
Committee Report: Favorable with amendments
Council action: Adopted
Read second time: October 29, 2018

AN ORDINANCE CONCERNING

Short-Term Residential Rentals – Regulation and Taxation

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~~ dates; and generally relating to the regulation and taxation of short-term residential rentals.

BY adding
Article 15 - Licensing and Regulation
Sections 48-1 through 48-26, to be under the new subtitle,
"Subtitle 48. Short-Term Residential Rentals"
Baltimore City Code
(Edition 2000)

BY repealing and reordaining with amendments
Article 28 - Taxes
Sections 21-1, 21-2, and 21-4(a)
Baltimore City Code
(Edition 2000)

BY adding
Article 1 - Mayor, City Council, and Municipal Agencies
Section(s) 40-14(e)(2)(Subtitle 48)
Baltimore City Code
(Edition 2000)

SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE, That the Laws of Baltimore City read as follows:

EXPLANATION: CAPITALS indicate matter added to existing law.
[Brackets] indicate matter deleted from existing law.
Underlining indicates matter added to the bill by amendment.
~~Strike out~~ indicates matter stricken from the bill by amendment or deleted from existing law by amendment.

Baltimore City Code

Article 15 . Licensing and Regulation

SUBTITLE 48. SHORT-TERM RESIDENTIAL RENTALS

PART 1. DEFINITIONS; GENERAL PROVISIONS

§ 48-1. DEFINITIONS.

(A) *IN GENERAL.*

IN THIS SUBTITLE, THE FOLLOWING TERMS HAVE THE MEANINGS INDICATED.

(B) *BOOKING TRANSACTION.*

"BOOKING TRANSACTION" MEANS A RESERVATION TRANSACTION BETWEEN A HOST AND A PROSPECTIVE TRANSIENT GUEST FOR A SHORT-TERM RESIDENTIAL RENTAL.

(C) *DWELLING UNIT.*

"DWELLING UNIT" HAS THE MEANING STATED IN § 202.2 OF THE BALTIMORE CITY BUILDING CODE.

~~(D) *FINANCE DEPARTMENT; DEPARTMENT.*~~

~~"FINANCE DEPARTMENT" OR "DEPARTMENT" MEANS THE BALTIMORE CITY DEPARTMENT OF FINANCE.~~

~~(E) *FINANCE DIRECTOR; DIRECTOR.*~~

~~"FINANCE DIRECTOR" OR "DIRECTOR" MEANS THE DIRECTOR OF THE BALTIMORE CITY DEPARTMENT OF FINANCE OR THE DIRECTOR'S DESIGNEE.~~

(D) ~~(F)~~ *HOST.*

"HOST" MEANS THE OWNER OF A DWELLING UNIT WHO PROVIDES OR OFFERS TO PROVIDE ALL OR PART OF THE DWELLING UNIT FOR SHORT-TERM RESIDENTIAL RENTAL USE IN EXCHANGE FOR A FEE.

~~(G) *HOSTED RENTAL.*~~

~~"HOSTED RENTAL" MEANS A SHORT-TERM RESIDENTIAL RENTAL WHERE THE HOST ALSO OCCUPIES THE DWELLING UNIT DURING THE TRANSIENT GUEST'S STAY.~~

(E) ~~(H)~~ *HOSTING PLATFORM.*

"HOSTING PLATFORM" MEANS AN INTERNET-BASED ENTITY THAT, IN EXCHANGE FOR A FEE:

(1) FACILITATES RESERVATIONS OF SHORT-TERM RESIDENTIAL RENTALS;

(2) SERVES AS A CONDUIT OF COMMUNICATION BETWEEN HOSTS AND TRANSIENT GUESTS; OR

(3) OTHERWISE FACILITATES BOOKING TRANSACTIONS FOR SHORT-TERM RESIDENTIAL RENTALS.

(F) *HOUSING COMMISSIONER; COMMISSIONER.*

"HOUSING COMMISSIONER" OR "COMMISSIONER" MEANS THE COMMISSIONER OF HOUSING AND COMMUNITY DEVELOPMENT OR THE COMMISSIONER'S DESIGNEE.

(G) ~~(H)~~ *PERMANENT RESIDENCE.*

(1) "PERMANENT RESIDENCE" MEANS A DWELLING UNIT:

(I) IN WHICH THE OWNER RESIDES FOR AN AGGREGATE OF AT LEAST 180 DAYS ANNUALLY; AND

(II) THAT IS THE OWNER'S USUAL PLACE OF RETURN FOR HOUSING, AS DOCUMENTED BY AT LEAST ONE OF THE FOLLOWING:

(A) DRIVER'S LICENSE;

(B) VOTER REGISTRATION; OR

(C) OFFICIAL DESIGNATION OF THE DWELLING UNIT AS THE OWNER'S PRINCIPLE RESIDENCE IN ACCORDANCE WITH THE CRITERIA GOVERNING THE STATE HOMESTEAD TAX CREDIT.

(2) FOR PURPOSES OF THIS SUBTITLE, A HOST MAY HAVE ONLY 1 "PERMANENT RESIDENCE".

(H) ~~(J)~~ *SHORT-TERM RESIDENTIAL RENTAL.*

"SHORT-TERM RESIDENTIAL RENTAL" MEANS THE USE, FACILITATED IN WHOLE OR IN PART BY A HOSTING PLATFORM, OF ALL OR ANY PART OF A DWELLING UNIT TO PROVIDE ACCOMMODATIONS TO TRANSIENT GUESTS FOR SLEEPING OR LODGING PURPOSES IN EXCHANGE FOR A FEE.

(I) ~~(K)~~ *TRANSIENT GUEST.*

(1) *ANCILLARY DEFINITION OF "TRANSIENT".*

IN THIS SUBSECTION, "TRANSIENT" MEANS ANY PERSON WHO OCCUPIES, OR HAS BEEN GIVEN THE RIGHT TO OCCUPY, SLEEPING OR LODGING ACCOMMODATIONS FOR A PERIOD OF FEWER THAN 90 CONSECUTIVE DAYS.

(2) *"TRANSIENT GUEST" DEFINED.*

"TRANSIENT GUEST" MEANS ANY TRANSIENT WHO USES A HOSTING PLATFORM TO FACILITATE A SHORT-TERM RESIDENTIAL RENTAL.

~~(L) *UNHOSTED RENTAL.*~~

~~"UNHOSTED RENTAL" MEANS A SHORT-TERM RESIDENTIAL RENTAL WHERE THE HOST DOES NOT OCCUPY THE DWELLING UNIT DURING THE TRANSIENT GUEST'S STAY.~~

§ 48-2. MANDATORY, PROHIBITORY, AND PERMISSIVE TERMS.

(A) *MANDATORY TERMS.*

"MUST" AND "SHALL" ARE EACH MANDATORY TERMS USED TO EXPRESS A REQUIREMENT OR TO IMPOSE A DUTY.

(B) *PROHIBITORY TERMS.*

"MAY NOT" AND "NO ... MAY" ARE EACH MANDATORY NEGATIVE TERMS USED TO ESTABLISH A PROHIBITION.

(C) *PERMISSIVE TERMS.*

"MAY" IS PERMISSIVE.

§ 48-3. RULES AND REGULATIONS.

(A) *IN GENERAL.*

THE ~~FINANCE DIRECTOR~~ HOUSING COMMISSIONER MUST ADOPT RULES AND REGULATIONS TO CARRY OUT THIS SUBTITLE.

(B) *FILING WITH LEGISLATIVE REFERENCE.*

A COPY OF ALL RULES AND REGULATIONS ADOPTED UNDER THIS SUBTITLE MUST BE FILED WITH THE DEPARTMENT OF LEGISLATIVE REFERENCE BEFORE THEY TAKE EFFECT.

§§ 48-4 to 48-5. *{RESERVED}*

PART 2. LICENSING

§ 48-6. LICENSE REQUIRED.

(A) *IN GENERAL.*

NO PERSON MAY OPERATE A SHORT-TERM RESIDENTIAL RENTAL WITHOUT A CURRENTLY EFFECTIVE LICENSE TO DO SO FROM THE ~~FINANCE DIRECTOR~~ HOUSING COMMISSIONER.

(B) *APPLICATION FOR LICENSE.*.

THE APPLICATION FOR AN INITIAL OR RENEWAL SHORT-TERM RESIDENTIAL RENTAL LICENSE MUST BE MADE IN THE FORM AND CONTAIN THE INFORMATION AND DOCUMENTATION THAT THE ~~FINANCE DIRECTOR~~ HOUSING COMMISSIONER REQUIRES.

§ 48-7. LICENSING PREREQUISITES.

(A) *LIMITATIONS.*

~~A SHORT-TERM RESIDENTIAL RENTAL LICENSE MAY BE ISSUED ONLY:~~

~~(1) TO THE OWNER OF THE DWELLING UNIT TO BE USED FOR SHORT-TERM RESIDENTIAL RENTALS; AND~~

~~(2) FOR A MAXIMUM OF 2 DWELLING UNITS, SO LONG AS 1 OF THE DWELLING UNITS IS THE OWNER'S PERMANENT RESIDENCE.~~

(1) EXCEPT AS PROVIDED IN PARAGRAPH (2) OF THIS SUBSECTION, A PERSON MAY ONLY BE ISSUED A SHORT-TERM RESIDENTIAL RENTAL LICENSE FOR HIS OR HER PERMANENT RESIDENCE.

(2) (I) A HOST MAY BE ISSUED A SHORT-TERM RESIDENTIAL RENTAL LICENSE FOR 1 ADDITIONAL DWELLING UNIT IF:

(A) THE DWELLING UNIT HAD A SUCCESSFULLY EXECUTED BOOKING TRANSACTION, AS DESCRIBED IN SUBPARAGRAPH (II) OF THIS PARAGRAPH (2), BETWEEN AUGUST 1, 2017, AND DECEMBER 31, 2018;

(B) THE HOST BECAME THE OWNER OF THE ADDITIONAL DWELLING UNIT ON OR BEFORE DECEMBER 31, 2018; AND

(C) THE HOST APPLIES FOR A SHORT-TERM RESIDENTIAL RENTAL LICENSE FOR THE ADDITIONAL DWELLING UNIT NO LATER THAN THE 90TH DAY AFTER THE DATE ON WHICH THIS SUBTITLE TAKES EFFECT.

(II) FOR PURPOSES OF THIS PARAGRAPH (2), A BOOKING TRANSACTION IS DEEMED SUCCESSFULLY EXECUTED IF A FEE WAS EXCHANGED, WHETHER DIRECTLY OR INDIRECTLY, BETWEEN THE HOST APPLYING FOR THE DWELLING UNIT'S SHORT-TERM RESIDENTIAL RENTAL LICENSE AND A TRANSIENT GUEST, FOR THE SHORT-TERM RESIDENTIAL RENTAL OF THE DWELLING UNIT.

(3) SHORT-TERM RESIDENTIAL RENTAL LICENSES ARE NOT PROPERTY RIGHTS, AND A SHORT-TERM RESIDENTIAL RENTAL LICENSE DOES NOT TRANSFER ON THE SALE OR ANY OTHER OWNERSHIP TRANSFER OF A DWELLING UNIT.

(B) *ADDITIONAL REQUIREMENTS.*

(1) *IN GENERAL.*

ALL APPLICANTS FOR AN INITIAL OR RENEWAL LICENSE MUST MEET THE FOLLOWING REQUIREMENTS.

(2) *PROOF OF OWNER'S PERMANENT RESIDENCE.*

THE OWNER MUST PROVIDE PROOF THAT THE DWELLING UNIT (OR, IF 2 DWELLING UNITS ARE APPLIED FOR, 1 OF THOSE UNITS) IS THE OWNER'S PERMANENT RESIDENCE.

(3) *NON-OWNER-OCCUPIED DWELLINGS.*

FOR ANY DWELLING UNIT THAT IS A "NON-OWNER-OCCUPIED DWELLING UNIT" (AS DEFINED IN CITY CODE ARTICLE 13, SUBTITLE 4 {"REGISTRATION OF NON-OWNER-OCCUPIED DWELLINGS ..."}):

(I) THE DWELLING UNIT MUST BE CURRENTLY REGISTERED, AS REQUIRED BY THAT SUBTITLE 4;

(II) ALL REGISTRATION FEES AND ALL RELATED INTEREST REQUIRED BY THAT SUBTITLE 4 MUST HAVE BEEN PAID; AND

(III) ALL OTHER REQUIREMENTS OF ARTICLE 13 APPLICABLE TO NON-OWNER-OCCUPIED DWELLING UNITS MUST BE COMPLIED WITH.

(4) *SALES AND USE TAX.*

THE OWNER MUST BE REGISTERED WITH THE STATE COMPTROLLER FOR THE COLLECTION OF THE STATE'S SALES AND USE TAX.

§ 48-8. LICENSE TERM AND RENEWAL.

(A) *TERM.*

EACH SHORT-TERM RESIDENTIAL RENTAL LICENSE EXPIRES ~~ANNUALLY~~ BIENNIALLY ON THE ANNIVERSARY OF ITS ISSUANCE.

(B) *RENEWAL.*

(1) BEFORE A LICENSE EXPIRES, THE HOST MAY APPLY TO RENEW IT FOR AN ADDITIONAL ~~1-YEAR~~ 2-YEAR TERM.

(2) THE RENEWAL APPLICATION MUST BE SUBMITTED TO THE ~~FINANCE DEPARTMENT~~ HOUSING COMMISSIONER, WITH THE APPLICABLE ANNUAL FEE, AT LEAST 30 DAYS BEFORE THE CURRENT LICENSE EXPIRES.

§ 48-9. LICENSE FEE.

THE ~~ANNUAL~~ BIENNIAL LICENSE FEE FOR A SHORT-TERM RESIDENTIAL RENTAL LICENSE IS ~~$100~~ $200 PER DWELLING UNIT, SUBJECT TO ADJUSTMENT IN ACCORDANCE WITH THE CITY FEE POLICY.

§§ 48-10 TO 48-14. *{RESERVED}*

PART 3. OPERATIONAL REQUIREMENTS

§ 48-15. HOSTS.

(A) *IN GENERAL.*

ALL HOSTS MUST COMPLY WITH THE FOLLOWING REQUIREMENTS.

~~(B) *NUMBER OF RENTAL DAYS.*~~

~~(1) *UNHOSTED RENTALS.*~~

~~A DWELLING UNIT MAY BE USED FOR UNHOSTED RENTALS NO MORE THAN 60 DAYS IN ANY LICENSE YEAR.~~

~~(2) *HOSTED RENTALS.*~~

~~A DWELLING UNIT MAY BE USED FOR HOSTED RENTALS AN UNLIMITED NUMBER OF DAYS IN A LICENSE YEAR.~~

~~(C) *HOMEOWNERS' ASSOCIATION, ETC., REGULATIONS.*~~

~~THE USE OF A DWELLING UNIT FOR SHORT-TERM RESIDENTIAL RENTALS MUST COMPLY WITH ALL APPLICABLE REGULATIONS OF ANY GOVERNING HOMEOWNERS' ASSOCIATION OR CONDOMINIUM REGIME.~~

(B) ~~(D)~~ *CITY CODES COMPLIANCE.*

THE DWELLING UNIT MUST BE MAINTAINED IN COMPLIANCE WITH THE CITY BUILDING, FIRE, AND RELATED CODES ARTICLE, THE CITY HEALTH ARTICLE, AND THE ZONING CODE OF BALTIMORE CITY.

(C) ~~(E)~~ *RECORD OF RENTALS ~~AND GUESTS~~.*

THE HOST MUST:

(1) MAKE A RECORD, IN THE FORM AND CONTAINING THE INFORMATION REQUIRED BY THE RULES AND REGULATIONS ADOPTED UNDER THIS SUBTITLE, OF ALL OF THE HOST'S SHORT-TERM RESIDENTIAL RENTALS ~~AND THEIR RESPECTIVE TRANSIENT GUESTS~~;

(2) MAINTAIN THAT RECORD FOR AT LEAST THE PERIOD OF YEARS REQUIRED BY THE RULES AND REGULATIONS ADOPTED UNDER THIS SUBTITLE; AND

(3) ON REQUEST, MAKE THAT RECORD AVAILABLE FOR INSPECTION BY THE ~~FINANCE DEPARTMENT~~ HOUSING COMMISSIONER.

(D) ~~(F)~~ *POSTING EMERGENCY CONTACT.*

(1) DURING THE TERM OF ANY ~~UNHOSTED~~ RENTAL, THE HOST MUST PROMINENTLY DISPLAY, IN AN AREA OF THE DWELLING UNIT THAT IS READILY ACCESSIBLE TO THE TRANSIENT GUESTS, EMERGENCY CONTACT INFORMATION FOR A REPRESENTATIVE OF THE HOST.

(2) THIS REPRESENTATIVE MUST RESIDE WITHIN 15 MILES OF THE DWELLING UNIT AND BE AGGESSIBLE FOR THE ~~ENTIRETY~~ ENTIRE TERM OF THE ~~UNHOSTED~~ RENTAL.

(E) ~~(G)~~ *POSTING NOTICE OF LICENSURE.*

AT ALL TIMES DURING THE TERM OF A SHORT-TERM RESIDENTIAL RENTAL, THE HOST MUST PROMINENTLY DISPLAY A SIGN, IN THE FORM AND MANNER REQUIRED BY THE RULES AND REGULATIONS ADOPTED UNDER THIS SUBTITLE, STATING THAT THE ~~FACILITY~~ DWELLING UNIT IS LICENSED FOR SHORT-TERM RESIDENTIAL RENTALS.

(F) ~~(H)~~ *DISPLAYING LICENSE NUMBER ON HOSTING PLATFORM.*

THE HOST MUST INCLUDE HIS OR HER LICENSE NUMBER IN ANY ADVERTISEMENT OR LISTING OF THE DWELLING UNIT ON A HOSTING PLATFORM.

§ 48-16. HOSTING PLATFORMS.

(A) *IN GENERAL.*

(1) ~~HOSTING~~ ALL HOSTING PLATFORMS MUST COMPLY WITH THE FOLLOWING REQUIREMENTS.

(2) THE HOUSING COMMISSIONER MAY ISSUE AND SERVE ADMINISTRATIVE SUBPOENAS AS NECESSARY TO ENSURE COMPLIANCE BY HOSTING PLATFORMS WITH THIS SUBTITLE.

(B) *VERIFICATION OF HOST'S BONA FIDES.*

(1) NO HOSTING PLATFORM MAY ADVERTISE, LIST, OR OTHERWISE FACILITATE BOOKING TRANSACTIONS FOR A SHORT-TERM RESIDENTIAL RENTAL IN THE CITY WITHOUT HAVING VERIFIED WITH THE ~~FINANCE DEPARTMENT~~ HOUSING COMMISSIONER THAT THE LICENSE OF THE HOST IS VALID AND THAT THE ADDRESS OF THE DWELLING UNIT MATCHES THE ADDRESS LISTED FOR THE LICENSE.

(2) A HOSTING PLATFORM THAT HAS VERIFIED THE VALIDITY OF A LICENSE FOR A SHORT-TERM RESIDENTIAL RENTAL IS NOT REQUIRED TO RE-VERIFY THE VALIDITY OF THE LICENSE, UNLESS:

(I) THE ~~FINANCE DEPARTMENT~~ HOUSING COMMISSIONER HAS NOTIFIED THE HOSTING PLATFORM THAT THE DWELLING UNIT CANNOT LAWFULLY BE USED FOR A SHORT-TERM RESIDENTIAL RENTAL; OR

(II) THE HOST HAS CEASED TO OFFER SHORT-TERM RESIDENTIAL RENTALS THROUGH THAT HOSTING PLATFORM FOR A PERIOD OF 12 MONTHS OR MORE SINCE THE LICENSE WAS LAST VERIFIED.

(3) IF THE ~~FINANCE DEPARTMENT~~ HOUSING COMMISSIONER NOTIFIES A HOSTING PLATFORM THAT A DWELLING UNIT CANNOT LAWFULLY BE USED FOR A SHORT-TERM RESIDENTIAL RENTAL, THE HOSTING PLATFORM MAY NOT ADVERTISE, LIST, OR OTHERWISE FACILITATE BOOKING TRANSACTIONS FOR THAT DWELLING UNTIL IT RECEIVES SUBSEQUENT CONFIRMATION FROM THE ~~DEPARTMENT~~ COMMISSIONER THAT THE SHORT-TERM RESIDENTIAL RENTAL CAN LAWFULLY BE PROVIDED.

(4) IF A HOSTING PLATFORM RECEIVES WRITTEN NOTICE FROM THE HOUSING COMMISSIONER THAT A DWELLING UNIT ADVERTISED OR LISTED FOR SHORT-TERM RESIDENTIAL RENTAL ON THE HOSTING PLATFORM CANNOT LAWFULLY BE USED FOR A SHORT-TERM RESIDENTIAL RENTAL, THE HOSTING PLATFORM MUST REMOVE THE ADVERTISEMENT OR LISTING WITHIN 3 DAYS.

(5) A HOSTING PLATFORM MAY NOT COLLECT OR RECEIVE A FEE IN EXCHANGE FOR FACILITATING RESERVATIONS, ADVERTISEMENTS, OR LISTINGS OF SHORT-TERM RESIDENTIAL RENTALS, FOR SERVING AS A COMMUNICATION CONDUIT BETWEEN HOSTS AND TRANSIENT GUESTS, OR FOR OTHERWISE FACILITATING BOOKING TRANSACTIONS FOR SHORT-TERM RESIDENTIAL RENTALS IF THE DWELLING UNIT CANNOT LAWFULLY BE USED FOR A SHORT-TERM RESIDENTIAL RENTAL.

(C) *RENTAL RECORDS.*

(1) *IN GENERAL.*

A HOSTING PLATFORM MUST:

(I) MAKE A RECORD OF ALL SHORT-TERM RESIDENTIAL RENTALS IN BALTIMORE CITY ADVERTISED, LISTED, OR OTHERWISE FACILITATED BY THAT PLATFORM;

(II) MAINTAIN THAT RECORD FOR AT LEAST THE PERIOD OF YEARS REQUIRED BY THE RULES AND REGULATIONS ADOPTED UNDER THIS SUBTITLE; AND

(III) ON REQUEST, MAKE THAT RECORD AVAILABLE FOR INSPECTION BY THE ~~FINANCE DEPARTMENT~~ HOUSING COMMISSIONER.

(2) *CONTENTS.*

THESE RECORDS MUST INCLUDE, FOR EACH SHORT-TERM RESIDENTIAL RENTAL:

(I) THE NAME AND LICENSE NUMBER OF THE HOST WHO PROVIDED THE SHORT-TERM RESIDENTIAL RENTAL;

(II) THE STREET ADDRESS AND THE BLOCK AND LOT NUMBERS OF THE SHORT-TERM RESIDENTIAL RENTAL;

(III) THE DATE OF THE BOOKING TRANSACTION;

~~(IV) THE NAME AND ADDRESS OF THE TRANSIENT GUEST WHO BOOKED THE SHORT-TERM RESIDENTIAL RENTAL;~~

(IV) ~~(V)~~ THE START AND END DATES OF THE SHORT-TERM RESIDENTIAL RENTAL;

(V) ~~(VI)~~ THE RENT AND OTHER FEES CHARGED BY THE HOST AND BY THE HOSTING PLATFORM FOR PROVIDING OR FACILITATING THE SHORT-TERM RESIDENTIAL RENTAL AND RELATED SERVICES; AND

(VI) ~~(VII)~~ ANY OTHER INFORMATION REQUIRED BY THE RULES AND REGULATIONS ADOPTED UNDER THIS SUBTITLE.

(D) *DISPLAY OF LICENSE NUMBERS.*

IN ANY ADVERTISEMENT OR LISTING OF A DWELLING UNIT AVAILABLE FOR SHORT-TERM RESIDENTIAL RENTALS IN BALTIMORE CITY, HOSTING PLATFORMS MUST INCLUDE THE LICENSE NUMBERS OF THE HOSTS OFFERING THOSE RENTALS.

§§ 48-17 TO 48-20 ***{RESERVED}***

PART 4. ADMINISTRATIVE SANCTIONS

§ 48-21. DENIAL, SUSPENSION, OR REVOCATION OF LICENSE – IN GENERAL.

SUBJECT TO THE HEARING PROVISIONS OF § 48-22 OF THIS SUBTITLE, THE ~~FINANCE DIRECTOR~~ HOUSING COMMISSIONER MAY DENY, SUSPEND, OR REVOKE A SHORT-TERM RESIDENTIAL RENTAL LICENSE OR RENEWAL LICENSE FOR ANY OF THE FOLLOWING CAUSES:

(1) MAKING ANY MATERIAL FALSE STATEMENT IN AN APPLICATION FOR AN INITIAL OR RENEWAL LICENSE;

(2) FRAUDULENTLY OR DECEPTIVELY OBTAINING THE LICENSE FOR ONESELF OR FOR ANOTHER;

(3) FRAUDULENTLY OR DECEPTIVELY USING THE LICENSE;

(4) FAILING TO ABATE WITHIN 120 DAYS OF ISSUANCE ANY VIOLATION NOTICE, ORDER, OR CITATION FOR VIOLATING ANY PROVISION OF THE CITY BUILDING, FIRE, AND RELATED CODES ARTICLE, THE CITY HEALTH ARTICLE, OR THE ZONING CODE OF BALTIMORE CITY; OR

(5) FAILING TO COMPLY WITH ANY PROVISION OF THIS SUBTITLE OR OF ANY RULE OR REGULATION ADOPTED UNDER THIS SUBTITLE.

§ 48-22. DENIAL, SUSPENSION, OR REVOCATION OF LICENSE – NOTICE AND HEARING.

(A) *IN GENERAL.*

NO LICENSE MAY BE DENIED, SUSPENDED, OR REVOKED UNDER THIS SUBTITLE UNLESS THE ~~FINANCE DIRECTOR~~ HOUSING COMMISSIONER FIRST GIVES THE LICENSEE:

(1) NOT LESS THAN 10 DAYS NOTICE IN WRITING OF THE ~~DIRECTOR'S~~ COMMISSIONER'S INTENT TO DENY, SUSPEND, OR REVOKE THE LICENSE; AND

(2) AN OPPORTUNITY TO BE HEARD AS TO WHY THE LICENSE SHOULD NOT BE DENIED, SUSPENDED, OR REVOKED.

(B) *EXCEPTION.*

THE ~~FINANCE DIRECTOR~~ HOUSING COMMISSIONER MAY DENY, SUSPEND, OR REVOKE A LICENSE WITHOUT PRIOR NOTICE AND OPPORTUNITY TO BE HEARD IF, IN THE OPINION OF THE ~~FINANCE DIRECTOR~~ HOUSING COMMISSIONER OR OF THE FIRE CHIEF, ~~HOUSING COMMISSIONER,~~ HEALTH COMMISSIONER, OR POLICE COMMISSIONER, THE HEALTH, SAFETY, OR WELFARE OF THE OCCUPANTS OR OF THE GENERAL PUBLIC ARE IN IMMINENT DANGER.

§ 48-23. JUDICIAL AND APPELLATE REVIEW.

(A) *JUDICIAL REVIEW.*

A PERSON AGGRIEVED BY A DECISION OF THE ~~FINANCE DIRECTOR~~ HOUSING COMMISSIONER UNDER THIS SUBTITLE MAY SEEK JUDICIAL REVIEW OF THAT DECISION BY PETITION TO THE CIRCUIT COURT FOR BALTIMORE CITY IN ACCORDANCE WITH THE MARYLAND RULES OF PROCEDURE.

(B) *STAYS.*

(1) THE FILING OF A PETITION FOR JUDICIAL REVIEW DOES NOT STAY THE DECISION OF THE COMMISSIONER.

(2) HOWEVER, ON MOTION AND AFTER HEARING, THE COURT MAY GRANT A STAY AS PROVIDED IN THE MARYLAND RULES OF PROCEDURE.

(C) *APPELLATE REVIEW.*

A PARTY TO THE JUDICIAL REVIEW MAY APPEAL THE COURT'S FINAL JUDGMENT TO THE COURT OF SPECIAL APPEALS IN ACCORDANCE WITH THE MARYLAND RULES OF PROCEDURE.

§ 48-24 ***{RESERVED}***

PART 5. ENFORCEMENT

§ 48-25. ENFORCEMENT BY ENVIRONMENTAL CITATION.

(A) *IN GENERAL.*

IN ADDITION TO ANY OTHER CIVIL OR CRIMINAL REMEDY OR ENFORCEMENT PROCEDURE, THIS SUBTITLE MAY BE ENFORCED BY ISSUANCE OF AN ENVIRONMENTAL CITATION UNDER CITY CODE ARTICLE 1, SUBTITLE 40 {"ENVIRONMENTAL CONTROL BOARD"}.

(B) *PROCESS NOT EXCLUSIVE.*

THE ISSUANCE OF A CITATION TO ENFORCE THIS SUBTITLE DOES NOT PRECLUDE PURSUING ANY OTHER CIVIL OR CRIMINAL REMEDY OR ENFORCEMENT ACTION AUTHORIZED BY LAW.

§ 48-26. PENALTIES.

(A) *IN GENERAL.*

ANY PERSON WHO VIOLATES ANY PROVISION OF THIS SUBTITLE (INCLUDING ANY OFFENSE LISTED IN § 48-21 OF THIS SUBTITLE AS POTENTIAL CAUSE FOR A DENIAL, SUSPENSION, OR REVOCATION OF A LICENSE) OR ANY PROVISION OF A RULE OR REGULATION ADOPTED UNDER THIS SUBTITLE IS GUILTY OF A MISDEMEANOR AND, ON CONVICTION, IS SUBJECT TO A FINE OF NOT MORE THAN $500 FOR EACH OFFENSE.

(B) *EACH DAY A SEPARATE OFFENSE.*

EACH DAY THAT A VIOLATION CONTINUES IS A SEPARATE OFFENSE.

Article 28. Taxes

Subtitle 21. Hotel Room Tax

§ 21-1. Definitions.

(a) *In general.*

In this subtitle, the following terms have the meanings indicated.

(b) *Gross amounts of money.*

"Gross amounts of money" means the total gross payments of any kind or character (including cash, credit, property, and services), [received in a retail transaction for which real property is rented,] whether received in money or otherwise, without any deduction for charges or other amounts for any services necessary to complete the transaction.

(c) *Hotel.*

"Hotel" means a building containing sleeping accommodations for more than 5 persons and open to the transient public.

(d) *Owners or operators of hotels.*

"Owners or operators of hotels" means any person:

(1) possessing or having an ownership interest in a hotel;

(2) engaged in the business of operating a hotel; or

(3) receiving any consideration for the rental of a hotel room for sleeping accommodations, including, without limitation, any broker, service provider, or other intermediary:

(i) with which a hotel has contracted to arrange for the rental of a hotel room for sleeping accommodations; or

(ii) that has acquired any hotel room for subsequent rental from the hotel for sleeping accommodations.

(E) *SHORT-TERM RESIDENTIAL RENTAL (AND RELATED TERMS).*

"SHORT-TERM RESIDENTIAL RENTAL" AND RELATED TERMS (SUCH AS "BOOKING TRANSACTION", "DWELLING UNIT", "HOST", "HOSTING PLATFORM", AND "TRANSIENT GUEST") HAVE THE RESPECTIVE MEANINGS STATED IN CITY CODE ARTICLE 15, SUBTITLE 48 {"SHORT-TERM RESIDENTIAL RENTALS"}.

(F) [e] *Transient guest or tenant.*

"Transient guest or tenant" means a person or persons renting, using, or occupying a room or rooms FOR FEWER THAN 90 CONSECUTIVE DAYS:

(1) in a hotel for sleeping accommodations [for less than 90 consecutive days]; OR

(2) IN A DWELLING UNIT FOR A SHORT-TERM RESIDENTIAL RENTAL.

§ 21-2. Tax imposed.

A tax of 9.5%, TO BE PAID AND COLLECTED AS PROVIDED IN THIS SUBTITLE, is levied and imposed on all gross amounts of money THAT ARE [paid to]:

(1) PAID TO the owners or operators of hotels in the City by transient guests or tenants for renting, using, or occupying a room or rooms for sleeping accommodations[, to be paid and collected as provided in this subtitle];

(2) PAID TO HOSTING PLATFORMS BY TRANSIENT GUESTS FOR BOOKING OR OTHERWISE FACILITATING SHORT-TERM RESIDENTIAL RENTALS; OR

(3) PAID TO HOSTS BY TRANSIENT GUESTS FOR PROVIDING SHORT-TERM RESIDENTIAL RENTALS.

§ 21-4. Collections.

(a) [*Hotel to collect and remit.*] *TAX TO BE COLLECTED AND REMITTED.*

Every person, firm, association, or corporation [owning or operating any hotel in Baltimore City] SUBJECT TO THE TAX IMPOSED BY § 21-2 {"TAX IMPOSED"} OF THIS SUBTITLE:

(1) shall collect the tax levied and imposed by this subtitle from the persons paying the rental or other charges for the use or occupancy of any room or rooms for sleeping accommodations [in his or its hotel]; and

(2) shall pay the tax to the Director of Finance on or before the 25th day of each month.

. . . .

Article 1. Mayor, City Council, and Municipal Agencies

Subtitle 40. Environmental Control Board

§ 40-14. Offenses to which subtitle applies.

. . . .

(e) *Provisions and penalties enumerated.*

. . . .

(2) ***Article 15. Licensing and Regulation***

. . . .

SUBTITLE 48. SHORT-TERM RESIDENTIAL RENTALS

§ 48-6. LICENSE REQUIRED *{FOR HOST}*	$500
§ 48-16. *{OPERATIONAL REQUIREMENTS FOR}* HOSTING PLATFORMS	$1,000
§ 48-21. *{OFFENSES THERE LISTED AS CAUSE FOR}* DENIAL, SUSPENSION, OR REVOCATION OF LICENSE	$500
ALL OTHER PROVISIONS	$250

. . . .

SECTION 2. AND BE IT FURTHER ORDAINED, That the catchlines contained in this Ordinance are not law and may not be considered to have been enacted as a part of this or any prior Ordinance.

SECTION 3. AND BE IT FURTHER ORDAINED, That if any provision of this Ordinance or its application to any person, entity, or circumstance is held invalid, this invalidity does not affect other provisions or applications; and, to this extent, the provisions of this Ordinance are severable.

SECTION 43. AND BE IT FURTHER ORDAINED, That this Ordinance takes effect ~~on the 180th day after the date it is enacted~~ as follows:

(i) Article 28, §§ 21-1, 21-2, and 21-4(a), as amended by this Ordinance, take effect on December 31, 2018; and

(ii) Article 15, Subtitle 48, as added by this Ordinance, and Article 1, § 40-14(e)(2), as amended by this Ordinance, take effect on December 31, 2019.

Certified as duly passed this _____ day of _____, 20___

_____
President, Baltimore City Council

Certified as duly delivered to Her Honor, the Mayor,

this _____ day of _____, 20___

_____
Chief Clerk

Approved this _____ day of _____, 20___

_____
Mayor, Baltimore City

Approved For Form and Legal Sufficiency
This 17th **Day of** December 2018.

Elena R. DiPietro
Chief Solicitor

APPROVED FOR FORM
STYLE, AND TEXTUAL SUFFICIENCY
11/28/18
DEP'T LEGISLATIVE REFERENCE

AMENDMENTS TO COUNCIL BILL 18-189
(3rd Reader Copy)

By: Councilmember Costello
{To be offered on the Council Floor}

Amendment No. 1

On page 14, after line 31, insert: ADOPTED

"***SECTION 3. AND BE IT FURTHER ORDAINED***, That, notwithstanding Article 15, § 48-7(a)(1) and (2) and (b)(2), as added by this Ordinance:

(a) (1) Any natural person who, as of December 31, 2018, owned and operated 1 or more short-term residential rental dwelling units in the City, none of which dwelling units qualify as his or her "permanent residence" (as defined in § 48-1(g) and otherwise a licensing prerequisite under § 48-7(a)(1) and (b)(2)), is nonetheless entitled to apply for and, if otherwise qualified, be issued a short-term residential rental license for 1, but not more than 1, of these preexisting short-term residential rental dwelling units, if:

(i) the dwelling unit to be licensed had a successfully executed booking transaction, as described in paragraph (2) of this subsection, between August 1, 2017, and December 31, 2018, inclusive;

(ii) the host became the owner of that dwelling unit on or before December 31, 2018; and

(iii) the host applies for the short-term residential rental license for that dwelling unit no later than the 90th day after the date on which Article 15, Subtitle 48, as added by this Ordinance, takes effect.

(2) For purposes of paragraph (1)(i) of this subsection, a booking transaction is deemed successfully executed if a fee was exchanged, whether directly or indirectly, between the host applying for the dwelling unit's short-term residential rental license and a transient guest, for the short-term residential rental of the dwelling unit.

(b) Unless the dwelling unit licensed under this section subsequently becomes the host's "permanent residence", the host is not eligible for any additional license under Article 15, § 48-7(a)(2).".

Amendment No. 2

On page 14, in line 32, strike "3" and substitute "4"; and, on page 15, in line 1, strike "4" and substitute "5".

APPROVED FOR FORM
STYLE, AND TEXTUAL SUFFIENCY
10-26-18
DEP'T LEGISLATIVE REFERENCE

AMENDMENTS TO COUNCIL BILL 18-189
(1st Reader Copy)

By: Taxation, Finance, and Economic Development Committee

Amendment No. 1 ***{Purpose Clause}***

On page 1, at the end of line 8, after "providing for", strike "a"; and, in line 9, strike "date" and substitute "dates".

Amendment No. 2 ***{Definitions}*** **ADOPTED**

On page 2, strike lines 14 through 19, in their entireties; and, in line 20, strike "(F)" and substitute "(D)"; and, strike lines 24 through 26, in their entireties; and, in line 27, strike "(H)" and substitute "(E)"; and, in line 28, before the colon, insert ", IN EXCHANGE FOR A FEE"; and, on page 3, after line 4, insert:

"(F) *HOUSING COMMISSIONER; COMMISSIONER.*

"HOUSING COMMISSIONER" OR "COMMISSIONER" MEANS THE COMMISSIONER OF HOUSING AND COMMUNITY DEVELOPMENT OR THE COMMISSIONER'S DESIGNEE.";

and, in line 5, line 18, and line 23, strike "(I)", "(J)", and "(K)", respectively, and substitute "(G)", "(H)", and "(I)", respectively; and, strike lines 31 through 33, in their entireties.

Amendment No. 3 ***{Substituting "Housing Commissioner" for "Finance Director / Dep't"}***

On page 4, in line 12, line 22, and line 26, and on page 6, in line 1, and on page 7, in lines 3-4, line 26, and line 32, and on page 8, in line 4 and line 18, and on page 9, in line 8, line 25, line 31, and line 32, and on page 10, in line 5, in each instance, strike "FINANCE DIRECTOR" or "FINANCE DEPARTMENT", as the case may be, and substitute "HOUSING COMMISSIONER"; and, on page 8, in line 8, strike "DEPARTMENT" and substitute "COMMISSIONER"; and, on page 9, in line 26, strike "DIRECTOR'S" and substitute "COMMISSIONER'S"; and, on page 9, in line 33, strike "HOUSING COMMISSIONER,".

Amendment No. 4 ***{§ 48-7(a) [Licensing prerequisites - Limitations]}***

On page 4, strike line 29, in its entirety, and on page 5, strike lines 1 through 4, in their entireties, and substitute:

"(1) EXCEPT AS PROVIDED IN PARAGRAPH (2) OF THIS SUBSECTION, A PERSON MAY ONLY BE ISSUED A SHORT-TERM RESIDENTIAL RENTAL LICENSE FOR HIS OR HER PERMANENT RESIDENCE.

(2) (I) A HOST MAY BE ISSUED A SHORT-TERM RESIDENTIAL RENTAL LICENSE FOR 1 ADDITIONAL DWELLING UNIT IF:

(A) ~~THE DWELLING~~ UNIT HAD A SUCCESSFULLY EXECUTED BOOKING TRANSACTION, AS DESCRIBED IN SUBPARAGRAPH (II) OF THIS PARAGRAPH (2), BETWEEN AUGUST 1, 2017, AND DECEMBER 31, 2018;

(B) THE HOST BECAME THE OWNER OF THE ADDITIONAL DWELLING UNIT ON OR BEFORE DECEMBER 31, 2018; AND

(C) THE HOST APPLIES FOR A SHORT-TERM RESIDENTIAL RENTAL LICENSE FOR THE ADDITIONAL DWELLING UNIT NO LATER THAN THE 90TH DAY AFTER THE DATE ON WHICH THIS SUBTITLE TAKES EFFECT.

(II) FOR PURPOSES OF THIS PARAGRAPH (2), A BOOKING TRANSACTION IS DEEMED SUCCESSFULLY EXECUTED IF A FEE WAS EXCHANGED, WHETHER DIRECTLY OR INDIRECTLY, BETWEEN THE HOST APPLYING FOR THE DWELLING UNIT'S SHORT-TERM RESIDENTIAL RENTAL LICENSE AND A TRANSIENT GUEST, FOR THE SHORT-TERM RESIDENTIAL RENTAL OF THE DWELLING UNIT.

(3) SHORT-TERM RESIDENTIAL RENTAL LICENSES ARE NOT PROPERTY RIGHTS, AND A SHORT-TERM RESIDENTIAL RENTAL LICENSE DOES NOT TRANSFER ON THE SALE OR ANY OTHER OWNERSHIP TRANSFER OF A DWELLING UNIT.".

Amendment No. 5 ***{§§ 48-8 and 48-9 [License term, renewal, and fee]***

On page 5, in line 27, strike "ANNUALLY" and substitute "BIENNIALLY"; and, in line 31, before "TERM", strike "1-YEAR" and substitute "2-YEAR"; and, on page 6, in line 5, strike "ANNUAL" and substitute "BIENNIAL"; and, in the same line, strike "$100" and substitute "$200".

Amendment No. 6 {§ 48-15(a) *{Host requirements - In general.]}*

On page 6, in line 11, after "COMPLY", insert "WITH".

Amendment No. 7 *{§ 48-15(b)-(c) [Host requirements - Rental days; Association, etc., regs.]}*

On page 6, strike lines 12 through 22, in their entireties; and on page 6, in line 23 and line 27, and on page 7, in line 5, line 12 and line 17, strike "(D)", "(E)", "(F)", "(G)", and "(H)", respectively, and substitute "(B)", "(C)", "(D)", "(E)", and "(F)", respectively.

Amendment No. 8 *{§ 48-15(balance) [Host requirements - Records; Emergency contact; Notice of license.]}*

On page 6, in line 27, strike "*AND GUESTS*"; and in lines 31and 32, strike "AND THEIR RESPECTIVE TRANSIENT GUESTS"; and, on page 7, in line 6 and line 11, in each instance, strike "UNHOSTED"; and, on page 7, in line 11, strike "ENTIRETY" and substitute "ENTIRE"; and, on page 7, in line 15, strike "FACILITY" and substitute "DWELLING UNIT".

Amendment No. 9 *{§ 48-16(a) [Platform requirements - In general; Subpoenas.]}*

On page 7, at the beginning of line 22, insert the paragraph designator "(1)"; and, in the same line, strike "HOSTING" and substitute "ALL HOSTING"; and, in the same line, after "COMPLY", insert "WITH"; and, after line 22, insert:

"(2) THE HOUSING COMMISSIONER MAY ISSUE AND SERVE ADMINISTRATIVE SUBPOENAS AS NECESSARY TO ENSURE COMPLIANCE BY HOSTING PLATFORMS WITH THIS SUBTITLE.".

Amendment No. 10 *{§ 48-16(b) [Platform requirements - Verifying host's bona fides.]}*

On page 8, after line 9, insert:

"(4) IF A HOSTING PLATFORM RECEIVES WRITTEN NOTICE FROM THE HOUSING COMMISSIONER THAT A DWELLING UNIT ADVERTISED OR LISTED FOR SHORT-TERM RESIDENTIAL RENTAL ON THE HOSTING PLATFORM CANNOT LAWFULLY BE USED FOR A SHORT-TERM RESIDENTIAL RENTAL, THE HOSTING PLATFORM MUST REMOVE THE ADVERTISEMENT OR LISTING WITHIN 3 DAYS.

(5) A HOSTING PLATFORM MAY NOT COLLECT OR RECEIVE A FEE IN EXCHANGE FOR FACILITATING RESERVATIONS, ADVERTISEMENTS, OR LISTINGS OF SHORT-TERM RESIDENTIAL RENTALS, FOR SERVING AS A COMMUNICATION CONDUIT BETWEEN HOSTS AND TRANSIENT GUESTS, OR FOR OTHERWISE FACILITATING BOOKING TRANSACTIONS FOR SHORT-TERM RESIDENTIAL RENTALS IF THE DWELLING UNIT CANNOT LAWFULLY BE USED FOR A SHORT-TERM RESIDENTIAL RENTAL.".

Amendment No. 11 ***{§ 48-16(c) [Platform requirements - Records.]}***

On page 8, in line 14, before "FACILITATED", insert "ADVERTISED, LISTED, OR OTHERWISE"; and, in line 23, after "ADDRESS", insert "AND THE BLOCK AND LOT NUMBERS"; and, on the same page, strike lines 25 and 26, in their entireties; and, on the same page, in line 27, line 28, and line 31, strike "(V)", "(VI)", and "(VII)", respectively, and substitute "(IV)", "(V)", and "(VI)", respectively.

Amendment No. 12 ***{§ 21-2(1) [Tax imposed.]}***

On page 12, in line 14, after "operators", insert "of".

Amendment No. 13 ***{Severability Clause}***

On page 13, after line 18, insert:

"SECTION 3. AND BE IT FURTHER ORDAINED, That if any provision of this Ordinance or its application to any person, entity, or circumstance is held invalid, this invalidity does not affect other provisions or applications; and, to this extent, the provisions of this Ordinance are severable.".

Amendment No. 14 ***{Effective Dates}***

On page 13, in line 19, after "SECTION", strike "3" and substitute "4"; and, in lines 19and 20, strike "on the 180th day after the date it is enacted" and substitute:

"as follows:

(i) Article 28, §§ 21-1, 21-2, and 21-4(a), as amended by this Ordinance, take effect on December 31, 2018; and

(ii) Article 15, Subtitle 48, as added by this Ordinance, and Article 1, § 40-14(e)(2), as amended by this Ordinance, take effect on December 31, 2019".

BALTIMORE CITY COUNCIL
TAXATION, FINANCE AND ECONOMIC DEVELOPMENT
VOTING RECORD

DATE: October 25, 2018

BILL#: 18-0189

BILL TITLE: Short-Term Residential Rentals – Regulation and Taxation

MOTION BY: Costello **SECONDED BY:** Pinkett

☐ **FAVORABLE** ☑ **FAVORABLE WITH AMENDMENTS**

☐ **UNFAVORABLE** ☐ **WITHOUT RECOMMENDATION**

NAME	YEAS	NAYS	ABSENT	ABSTAIN
Middleton, Sharon, Chair	☑	☐	☐	☐
Pinkett, Leon, Vice Chair	☑	☐	☐	☐
Costello, Eric	☑	☐	☐	☐
Reisinger, Edward	☐	☐	☑	☐
Stokes, Robert	☑	☐	☐	☐
TOTALS	4			

CHAIRPERSON: Sharon Middleton

COMMITTEE STAFF: Samuel Johnson, Initials: SJ

UNOFFICIAL REPRINT I 21SEP18

COUNCIL BILL 18-189

UNOFFICIAL REPRINT TO SHOW CONTEXT OF PROPOSED AMENDMENTS

A BILL ENTITLED

AN ORDINANCE concerning

Short-Term Residential Rentals – Regulation and Taxation

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~~ dates; and generally relating to the regulation and taxation of short-term residential rentals.

BY adding
Article 15 - Licensing and Regulation
Sections 48-1 through 48-26, to be under the new subtitle,
"Subtitle 48. Short-Term Residential Rentals"
Baltimore City Code
(Edition 2000)

BY repealing and reordaining with amendments
Article 28 - Taxes
Sections 21-1, 21-2, and 21-4(a)
Baltimore City Code
(Edition 2000)

BY adding
Article 1 - Mayor, City Council, and Municipal Agencies
Section(s) 40-14(e)(2)(Subtitle 48)
Baltimore City Code
(Edition 2000)

SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE, That the Laws of Baltimore City read as follows:

EXPLANATION: CAPITALS indicate matter added to existing law.
[Brackets] indicate matter deleted from existing law.
Underlining indicates matter added to the bill by amendment.
~~Strike-out~~ indicates matter stricken from the bill by amendment or deleted from existing law by amendment.

RECEIVED
OCT - 9 2018
BALTIMORE CITY COUNCIL
PRESIDENT'S OFFICE

Baltimore City Code

Article 15 . Licensing and Regulation

SUBTITLE 48. SHORT-TERM RESIDENTIAL RENTALS

PART 1. DEFINITIONS; GENERAL PROVISIONS

§ 48-1. DEFINITIONS.

(A) *IN GENERAL.*

IN THIS SUBTITLE, THE FOLLOWING TERMS HAVE THE MEANINGS INDICATED.

(B) *BOOKING TRANSACTION.*

"BOOKING TRANSACTION" MEANS A RESERVATION TRANSACTION BETWEEN A HOST AND A PROSPECTIVE TRANSIENT GUEST FOR A SHORT-TERM RESIDENTIAL RENTAL.

(C) *DWELLING UNIT.*

"DWELLING UNIT" HAS THE MEANING STATED IN § 202.2 OF THE BALTIMORE CITY BUILDING CODE.

~~(D) *FINANCE DEPARTMENT; DEPARTMENT.*~~

~~"FINANCE DEPARTMENT" OR "DEPARTMENT" MEANS THE BALTIMORE CITY DEPARTMENT OF FINANCE.~~

~~(E) *FINANCE DIRECTOR; DIRECTOR.*~~

~~"FINANCE DIRECTOR" OR "DIRECTOR" MEANS THE DIRECTOR OF THE BALTIMORE CITY DEPARTMENT OF FINANCE OR THE DIRECTOR'S DESIGNEE.~~

(D) ~~(F)~~ *HOST.*

"HOST" MEANS THE OWNER OF A DWELLING UNIT WHO PROVIDES OR OFFERS TO PROVIDE ALL OR PART OF THE DWELLING UNIT FOR SHORT-TERM RESIDENTIAL RENTAL USE IN EXCHANGE FOR A FEE.

~~(G) *HOSTED RENTAL.*~~

~~"HOSTED RENTAL" MEANS A SHORT-TERM RESIDENTIAL RENTAL WHERE THE HOST ALSO OCCUPIES THE DWELLING UNIT DURING THE TRANSIENT GUEST'S STAY.~~

(E) ~~(H)~~ *HOSTING PLATFORM.*

"HOSTING PLATFORM" MEANS AN INTERNET-BASED ENTITY THAT, IN EXCHANGE FOR A FEE:

(1) FACILITATES RESERVATIONS OF SHORT-TERM RESIDENTIAL RENTALS;

(2) SERVES AS A CONDUIT OF COMMUNICATION BETWEEN HOSTS AND TRANSIENT GUESTS; OR

(3) OTHERWISE FACILITATES BOOKING TRANSACTIONS FOR SHORT-TERM RESIDENTIAL RENTALS.

(F) *HOUSING COMMISSIONER; COMMISSIONER.*

"HOUSING COMMISSIONER" OR "COMMISSIONER" MEANS THE COMMISSIONER OF HOUSING AND COMMUNITY DEVELOPMENT OR THE COMMISSIONER'S DESIGNEE.

(G) ~~(H)~~ *PERMANENT RESIDENCE.*

(1) "PERMANENT RESIDENCE" MEANS A DWELLING UNIT:

(I) IN WHICH THE OWNER RESIDES FOR AN AGGREGATE OF AT LEAST 180 DAYS ANNUALLY; AND

(II) THAT IS THE OWNER'S USUAL PLACE OF RETURN FOR HOUSING, AS DOCUMENTED BY AT LEAST ONE OF THE FOLLOWING:

(A) DRIVER'S LICENSE;

(B) VOTER REGISTRATION; OR

(C) OFFICIAL DESIGNATION OF THE DWELLING UNIT AS THE OWNER'S PRINCIPLE RESIDENCE IN ACCORDANCE WITH THE CRITERIA GOVERNING THE STATE HOMESTEAD TAX CREDIT.

(2) FOR PURPOSES OF THIS SUBTITLE, A HOST MAY HAVE ONLY 1 "PERMANENT RESIDENCE".

(H) ~~(J)~~ *SHORT-TERM RESIDENTIAL RENTAL.*

"SHORT-TERM RESIDENTIAL RENTAL" MEANS THE USE, FACILITATED IN WHOLE OR IN PART BY A HOSTING PLATFORM, OF ALL OR ANY PART OF A DWELLING UNIT TO PROVIDE ACCOMMODATIONS TO TRANSIENT GUESTS FOR SLEEPING OR LODGING PURPOSES IN EXCHANGE FOR A FEE.

(I) ~~(K)~~ *TRANSIENT GUEST.*

(1) *ANCILLARY DEFINITION OF "TRANSIENT".*

IN THIS SUBSECTION, "TRANSIENT" MEANS ANY PERSON WHO OCCUPIES, OR HAS BEEN GIVEN THE RIGHT TO OCCUPY, SLEEPING OR LODGING ACCOMMODATIONS FOR A PERIOD OF FEWER THAN 90 CONSECUTIVE DAYS.

(2) *"TRANSIENT GUEST" DEFINED.*

"TRANSIENT GUEST" MEANS ANY TRANSIENT WHO USES A HOSTING PLATFORM TO FACILITATE A SHORT-TERM RESIDENTIAL RENTAL.

(J) ~~(L)~~ *UNHOSTED RENTAL.*

"UNHOSTED RENTAL" MEANS A SHORT-TERM RESIDENTIAL RENTAL WHERE THE HOST DOES NOT OCCUPY THE DWELLING UNIT DURING THE TRANSIENT GUEST'S STAY.

§ 48-2. MANDATORY, PROHIBITORY, AND PERMISSIVE TERMS.

(A) *MANDATORY TERMS.*

"MUST" AND "SHALL" ARE EACH MANDATORY TERMS USED TO EXPRESS A REQUIREMENT OR TO IMPOSE A DUTY.

(B) *PROHIBITORY TERMS.*

"MAY NOT" AND "NO ... MAY" ARE EACH MANDATORY NEGATIVE TERMS USED TO ESTABLISH A PROHIBITION.

(C) *PERMISSIVE TERMS.*

"MAY" IS PERMISSIVE.

§ 48-3. RULES AND REGULATIONS.

(A) *IN GENERAL.*

THE ~~FINANCE DIRECTOR~~ HOUSING COMMISSIONER MUST ADOPT RULES AND REGULATIONS TO CARRY OUT THIS SUBTITLE.

(B) *FILING WITH LEGISLATIVE REFERENCE.*

A COPY OF ALL RULES AND REGULATIONS ADOPTED UNDER THIS SUBTITLE MUST BE FILED WITH THE DEPARTMENT OF LEGISLATIVE REFERENCE BEFORE THEY TAKE EFFECT.

§§ 48-4 to 48-5. *{RESERVED}*

PART 2. LICENSING

§ 48-6. LICENSE REQUIRED.

(A) *IN GENERAL.*

NO PERSON MAY OPERATE A SHORT-TERM RESIDENTIAL RENTAL WITHOUT A CURRENTLY EFFECTIVE LICENSE TO DO SO FROM THE ~~FINANCE DIRECTOR~~ HOUSING COMMISSIONER.

(B) *APPLICATION FOR LICENSE..*

THE APPLICATION FOR AN INITIAL OR RENEWAL SHORT-TERM RESIDENTIAL RENTAL LICENSE MUST BE MADE IN THE FORM AND CONTAIN THE INFORMATION AND DOCUMENTATION THAT THE ~~FINANCE DIRECTOR~~ HOUSING COMMISSIONER REQUIRES.

§ 48-7. LICENSING PREREQUISITES.

(A) *LIMITATIONS.*

~~A SHORT-TERM RESIDENTIAL RENTAL LICENSE MAY BE ISSUED ONLY:~~

~~(1) TO THE OWNER OF THE DWELLING UNIT TO BE USED FOR SHORT-TERM RESIDENTIAL RENTALS; AND~~

~~(2) FOR A MAXIMUM OF 2 DWELLING UNITS, SO LONG AS 1 OF THE DWELLING UNITS IS THE OWNER'S PERMANENT RESIDENCE.~~

(1) EXCEPT AS PROVIDED IN PARAGRAPH (2) OF THIS SUBSECTION, A PERSON MAY ONLY BE ISSUED A SHORT-TERM RESIDENTIAL RENTAL LICENSE FOR HIS OR HER PERMANENT RESIDENCE.

(2) (I) A HOST MAY BE ISSUED A SHORT-TERM RESIDENTIAL RENTAL LICENSE FOR 1 ADDITIONAL DWELLING UNIT IF:

(A) THE DWELLING UNIT HAD A SUCCESSFULLY EXECUTED BOOKING TRANSACTION, AS DESCRIBED IN SUBPARAGRAPH (II) OF THIS PARAGRAPH (2), BETWEEN AUGUST 1, 2017, AND DECEMBER 31, 2018;

(B) THE HOST BECAME THE OWNER OF THE ADDITIONAL DWELLING UNIT ON OR BEFORE AUGUST 1, 2018; AND

(C) THE HOST APPLIES FOR A SHORT-TERM RESIDENTIAL RENTAL LICENSE FOR THE ADDITIONAL DWELLING UNIT NO LATER THAN THE 90TH DAY AFTER THE DATE ON WHICH THIS SUBTITLE TAKES EFFECT.

(II) FOR PURPOSES OF THIS PARAGRAPH (2), A BOOKING TRANSACTION IS DEEMED SUCCESSFULLY EXECUTED IF A FEE WAS EXCHANGED, WHETHER DIRECTLY OR INDIRECTLY, BETWEEN THE HOST APPLYING FOR THE DWELLING UNIT'S SHORT-TERM RESIDENTIAL RENTAL LICENSE AND A TRANSIENT GUEST, FOR THE SHORT-TERM RESIDENTIAL RENTAL OF THE DWELLING UNIT.

(3) SHORT-TERM RESIDENTIAL RENTAL LICENSES ARE NOT PROPERTY RIGHTS, AND A SHORT-TERM RESIDENTIAL RENTAL LICENSE DOES NOT TRANSFER ON THE SALE OR ANY OTHER OWNERSHIP TRANSFER OF A DWELLING UNIT.

(B) *ADDITIONAL REQUIREMENTS.*

(1) *IN GENERAL.*

ALL APPLICANTS FOR AN INITIAL OR RENEWAL LICENSE MUST MEET THE FOLLOWING REQUIREMENTS.

(2) *PROOF OF OWNER'S PERMANENT RESIDENCE.*

THE OWNER MUST PROVIDE PROOF THAT THE DWELLING UNIT (OR, IF 2 DWELLING UNITS ARE APPLIED FOR, 1 OF THOSE UNITS) IS THE OWNER'S PERMANENT RESIDENCE.

(3) *NON-OWNER-OCCUPIED DWELLINGS.*

FOR ANY DWELLING UNIT THAT IS A "NON-OWNER-OCCUPIED DWELLING UNIT" (AS DEFINED IN CITY CODE ARTICLE 13, SUBTITLE 4 {"REGISTRATION OF NON-OWNER-OCCUPIED DWELLINGS ..."}):

(I) THE DWELLING UNIT MUST BE CURRENTLY REGISTERED, AS REQUIRED BY THAT SUBTITLE 4;

(II) ALL REGISTRATION FEES AND ALL RELATED INTEREST REQUIRED BY THAT SUBTITLE 4 MUST HAVE BEEN PAID; AND

(III) ALL OTHER REQUIREMENTS OF ARTICLE 13 APPLICABLE TO NON-OWNER-OCCUPIED DWELLING UNITS MUST BE COMPLIED WITH.

(4) *SALES AND USE TAX.*

THE OWNER MUST BE REGISTERED WITH THE STATE COMPTROLLER FOR THE COLLECTION OF THE STATE'S SALES AND USE TAX.

§ 48-8. LICENSE TERM AND RENEWAL.

(A) *TERM.*

EACH SHORT-TERM RESIDENTIAL RENTAL LICENSE EXPIRES ~~ANNUALLY~~ BIENNIALLY ON THE ANNIVERSARY OF ITS ISSUANCE.

(B) *RENEWAL.*

(1) BEFORE A LICENSE EXPIRES, THE HOST MAY APPLY TO RENEW IT FOR AN ADDITIONAL ~~1-YEAR~~ 2-YEAR TERM.

(2) THE RENEWAL APPLICATION MUST BE SUBMITTED TO THE ~~FINANCE DEPARTMENT~~ HOUSING COMMISSIONER, WITH THE APPLICABLE ANNUAL FEE, AT LEAST 30 DAYS BEFORE THE CURRENT LICENSE EXPIRES.

§ 48-9. LICENSE FEE.

THE ~~ANNUAL~~ BIENNIAL LICENSE FEE FOR A SHORT-TERM RESIDENTIAL RENTAL LICENSE IS ~~$100~~ $200 PER DWELLING UNIT, SUBJECT TO ADJUSTMENT IN ACCORDANCE WITH THE CITY FEE POLICY.

§§ 48-10 TO 48-14. *{RESERVED}*

PART 3. OPERATIONAL REQUIREMENTS

§ 48-15. HOSTS.

(A) *IN GENERAL.*

ALL HOSTS MUST COMPLY WITH THE FOLLOWING REQUIREMENTS.

~~(B) *NUMBER OF RENTAL DAYS.*~~

~~(1) *UNHOSTED RENTALS.*~~

~~A DWELLING UNIT MAY BE USED FOR UNHOSTED RENTALS NO MORE THAN 60 DAYS IN ANY LICENSE YEAR.~~

~~(2) *HOSTED RENTALS.*~~

~~A DWELLING UNIT MAY BE USED FOR HOSTED RENTALS AN UNLIMITED NUMBER OF DAYS IN A LICENSE YEAR.~~

~~(C) *HOMEOWNERS' ASSOCIATION, ETC., REGULATIONS.*~~

~~THE USE OF A DWELLING UNIT FOR SHORT-TERM RESIDENTIAL RENTALS MUST COMPLY WITH ALL APPLICABLE REGULATIONS OF ANY GOVERNING HOMEOWNERS' ASSOCIATION OR CONDOMINIUM REGIME.~~

(B) ~~(D)~~ *CITY CODES COMPLIANCE.*

THE DWELLING UNIT MUST BE MAINTAINED IN COMPLIANCE WITH THE CITY BUILDING, FIRE, AND RELATED CODES ARTICLE, THE CITY HEALTH ARTICLE, AND THE ZONING CODE OF BALTIMORE CITY.

(C) ~~(E)~~ *RECORD OF RENTALS ~~AND GUESTS~~.*

THE HOST MUST:

(1) MAKE A RECORD, IN THE FORM AND CONTAINING THE INFORMATION REQUIRED BY THE RULES AND REGULATIONS ADOPTED UNDER THIS SUBTITLE, OF ALL OF THE HOST'S SHORT-TERM RESIDENTIAL RENTALS~~ AND THEIR RESPECTIVE TRANSIENT GUESTS~~;

(2) MAINTAIN THAT RECORD FOR AT LEAST THE PERIOD OF YEARS REQUIRED BY THE RULES AND REGULATIONS ADOPTED UNDER THIS SUBTITLE; AND

(3) ON REQUEST, MAKE THAT RECORD AVAILABLE FOR INSPECTION BY THE ~~FINANCE DEPARTMENT~~ HOUSING COMMISSIONER.

(D) ~~(F)~~ *POSTING EMERGENCY CONTACT.*

(1) DURING THE TERM OF ANY UNHOSTED RENTAL, THE HOST MUST PROMINENTLY DISPLAY, IN AN AREA OF THE DWELLING UNIT THAT IS READILY ACCESSIBLE TO THE TRANSIENT GUESTS, EMERGENCY CONTACT INFORMATION FOR A REPRESENTATIVE OF THE HOST.

(2) THIS REPRESENTATIVE MUST RESIDE WITHIN 15 MILES OF THE DWELLING UNIT AND BE ACCESSIBLE FOR THE ~~ENTIRETY~~ ENTIRE TERM OF THE UNHOSTED RENTAL.

(E) ~~(G)~~ *POSTING NOTICE OF LICENSURE.*

AT ALL TIMES DURING THE TERM OF A SHORT-TERM RESIDENTIAL RENTAL, THE HOST MUST PROMINENTLY DISPLAY A SIGN, IN THE FORM AND MANNER REQUIRED BY THE RULES AND REGULATIONS ADOPTED UNDER THIS SUBTITLE, STATING THAT THE ~~FACILITY~~ DWELLING UNIT IS LICENSED FOR SHORT-TERM RESIDENTIAL RENTALS.

(F) ~~(H)~~ *DISPLAYING LICENSE NUMBER ON HOSTING PLATFORM.*

THE HOST MUST INCLUDE HIS OR HER LICENSE NUMBER IN ANY ADVERTISEMENT OR LISTING OF THE DWELLING UNIT ON A HOSTING PLATFORM.

§ 48-16. HOSTING PLATFORMS.

(A) *IN GENERAL.*

(1) ~~HOSTING~~ ALL HOSTING PLATFORMS MUST COMPLY WITH THE FOLLOWING REQUIREMENTS.

(2) THE HOUSING COMMISSIONER MAY ISSUE AND SERVE ADMINISTRATIVE SUBPOENAS AS NECESSARY TO ENSURE COMPLIANCE BY HOSTING PLATFORMS WITH THIS SUBTITLE.

(B) *VERIFICATION OF HOST'S BONA FIDES.*

(1) NO HOSTING PLATFORM MAY ADVERTISE, LIST, OR OTHERWISE FACILITATE BOOKING TRANSACTIONS FOR A SHORT-TERM RESIDENTIAL RENTAL IN THE CITY WITHOUT HAVING VERIFIED WITH THE ~~FINANCE DEPARTMENT~~ HOUSING COMMISSIONER THAT THE LICENSE OF THE HOST IS VALID AND THAT THE ADDRESS OF THE DWELLING UNIT MATCHES THE ADDRESS LISTED FOR THE LICENSE.

(2) A HOSTING PLATFORM THAT HAS VERIFIED THE VALIDITY OF A LICENSE FOR A SHORT-TERM RESIDENTIAL RENTAL IS NOT REQUIRED TO RE-VERIFY THE VALIDITY OF THE LICENSE, UNLESS:

(I) THE ~~FINANCE DEPARTMENT~~ HOUSING COMMISSIONER HAS NOTIFIED THE HOSTING PLATFORM THAT THE DWELLING UNIT CANNOT LAWFULLY BE USED FOR A SHORT-TERM RESIDENTIAL RENTAL; OR

(II) THE HOST HAS CEASED TO OFFER SHORT-TERM RESIDENTIAL RENTALS THROUGH THAT HOSTING PLATFORM FOR A PERIOD OF 12 MONTHS OR MORE SINCE THE LICENSE WAS LAST VERIFIED.

(3) IF THE ~~FINANCE DEPARTMENT~~ HOUSING COMMISSIONER NOTIFIES A HOSTING PLATFORM THAT A DWELLING UNIT CANNOT LAWFULLY BE USED FOR A SHORT-TERM RESIDENTIAL RENTAL, THE HOSTING PLATFORM MAY NOT ADVERTISE, LIST, OR OTHERWISE FACILITATE BOOKING TRANSACTIONS FOR THAT DWELLING UNTIL IT RECEIVES SUBSEQUENT CONFIRMATION FROM THE ~~DEPARTMENT~~ COMMISSIONER THAT THE SHORT-TERM RESIDENTIAL RENTAL CAN LAWFULLY BE PROVIDED.

(4) IF A HOSTING PLATFORM RECEIVES WRITTEN NOTICE FROM THE HOUSING COMMISSIONER THAT A DWELLING UNIT ADVERTISED OR LISTED FOR SHORT-TERM RESIDENTIAL RENTAL ON THE HOSTING PLATFORM CANNOT LAWFULLY BE USED FOR A SHORT-TERM RESIDENTIAL RENTAL, THE HOSTING PLATFORM MUST REMOVE THE ADVERTISEMENT OR LISTING WITHIN 3 DAYS.

(5) A HOSTING PLATFORM MAY NOT COLLECT OR RECEIVE A FEE IN EXCHANGE FOR FACILITATING RESERVATIONS, ADVERTISEMENTS, OR LISTINGS OF SHORT-TERM RESIDENTIAL RENTALS, FOR SERVING AS A COMMUNICATION CONDUIT BETWEEN HOSTS AND TRANSIENT GUESTS, OR FOR OTHERWISE FACILITATING BOOKING TRANSACTIONS FOR SHORT-TERM RESIDENTIAL RENTALS IF THE DWELLING UNIT CANNOT LAWFULLY BE USED FOR A SHORT-TERM RESIDENTIAL RENTAL.

(C) *RENTAL RECORDS.*

(1) *IN GENERAL.*

A HOSTING PLATFORM MUST:

(I) MAKE A RECORD OF ALL SHORT-TERM RESIDENTIAL RENTALS IN BALTIMORE CITY ADVERTISED, LISTED, OR OTHERWISE FACILITATED BY THAT PLATFORM;

(II) MAINTAIN THAT RECORD FOR AT LEAST THE PERIOD OF YEARS REQUIRED BY THE RULES AND REGULATIONS ADOPTED UNDER THIS SUBTITLE; AND

(III) ON REQUEST, MAKE THAT RECORD AVAILABLE FOR INSPECTION BY THE ~~FINANCE DEPARTMENT~~ HOUSING COMMISSIONER.

(2) *CONTENTS.*

THESE RECORDS MUST INCLUDE, FOR EACH SHORT-TERM RESIDENTIAL RENTAL:

(I) THE NAME AND LICENSE NUMBER OF THE HOST WHO PROVIDED THE SHORT-TERM RESIDENTIAL RENTAL;

(II) THE STREET ADDRESS AND THE BLOCK AND LOT NUMBERS OF THE SHORT-TERM RESIDENTIAL RENTAL;

(III) THE DATE OF THE BOOKING TRANSACTION;

(IV) THE NAME AND ADDRESS OF THE TRANSIENT GUEST WHO BOOKED THE SHORT-TERM RESIDENTIAL RENTAL;

(V) THE START AND END DATES OF THE SHORT-TERM RESIDENTIAL RENTAL;

(VI) THE RENT AND OTHER FEES CHARGED BY THE HOST AND BY THE HOSTING PLATFORM FOR PROVIDING OR FACILITATING THE SHORT-TERM RESIDENTIAL RENTAL AND RELATED SERVICES; AND

(VII) ANY OTHER INFORMATION REQUIRED BY THE RULES AND REGULATIONS ADOPTED UNDER THIS SUBTITLE.

(D) *DISPLAY OF LICENSE NUMBERS.*

IN ANY ADVERTISEMENT OR LISTING OF A DWELLING UNIT AVAILABLE FOR SHORT-TERM RESIDENTIAL RENTALS IN BALTIMORE CITY, HOSTING PLATFORMS MUST INCLUDE THE LICENSE NUMBERS OF THE HOSTS OFFERING THOSE RENTALS.

§§ 48-17 TO 48-20 *{RESERVED}*

PART 4. ADMINISTRATIVE SANCTIONS

§ 48-21. DENIAL, SUSPENSION, OR REVOCATION OF LICENSE – IN GENERAL.

SUBJECT TO THE HEARING PROVISIONS OF § 48-22 OF THIS SUBTITLE, THE ~~FINANCE DIRECTOR~~ HOUSING COMMISSIONER MAY DENY, SUSPEND, OR REVOKE A SHORT-TERM RESIDENTIAL RENTAL LICENSE OR RENEWAL LICENSE FOR ANY OF THE FOLLOWING CAUSES:

(1) MAKING ANY MATERIAL FALSE STATEMENT IN AN APPLICATION FOR AN INITIAL OR RENEWAL LICENSE;

(2) FRAUDULENTLY OR DECEPTIVELY OBTAINING THE LICENSE FOR ONESELF OR FOR ANOTHER;

(3) FRAUDULENTLY OR DECEPTIVELY USING THE LICENSE;

(4) FAILING TO ABATE WITHIN 120 DAYS OF ISSUANCE ANY VIOLATION NOTICE, ORDER, OR CITATION FOR VIOLATING ANY PROVISION OF THE CITY BUILDING, FIRE, AND RELATED CODES ARTICLE, THE CITY HEALTH ARTICLE, OR THE ZONING CODE OF BALTIMORE CITY; OR

(5) FAILING TO COMPLY WITH ANY PROVISION OF THIS SUBTITLE OR OF ANY RULE OR REGULATION ADOPTED UNDER THIS SUBTITLE.

§ 48-22. DENIAL, SUSPENSION, OR REVOCATION OF LICENSE – NOTICE AND HEARING.

(A) *IN GENERAL.*

NO LICENSE MAY BE DENIED, SUSPENDED, OR REVOKED UNDER THIS SUBTITLE UNLESS THE ~~FINANCE DIRECTOR~~ HOUSING COMMISSIONER FIRST GIVES THE LICENSEE:

(1) NOT LESS THAN 10 DAYS NOTICE IN WRITING OF THE ~~DIRECTOR'S~~ COMMISSIONER'S INTENT TO DENY, SUSPEND, OR REVOKE THE LICENSE; AND

(2) AN OPPORTUNITY TO BE HEARD AS TO WHY THE LICENSE SHOULD NOT BE DENIED, SUSPENDED, OR REVOKED.

(B) *EXCEPTION.*

THE ~~FINANCE DIRECTOR~~ HOUSING COMMISSIONER MAY DENY, SUSPEND, OR REVOKE A LICENSE WITHOUT PRIOR NOTICE AND OPPORTUNITY TO BE HEARD IF, IN THE OPINION OF THE ~~FINANCE DIRECTOR~~ HOUSING COMMISSIONER OR OF THE FIRE CHIEF, ~~HOUSING COMMISSIONER,~~ HEALTH COMMISSIONER, OR POLICE COMMISSIONER, THE HEALTH, SAFETY, OR WELFARE OF THE OCCUPANTS OR OF THE GENERAL PUBLIC ARE IN IMMINENT DANGER.

§ 48-23. JUDICIAL AND APPELLATE REVIEW.

(A) *JUDICIAL REVIEW.*

A PERSON AGGRIEVED BY A DECISION OF THE ~~FINANCE DIRECTOR~~ HOUSING COMMISSIONER UNDER THIS SUBTITLE MAY SEEK JUDICIAL REVIEW OF THAT DECISION BY PETITION TO THE CIRCUIT COURT FOR BALTIMORE CITY IN ACCORDANCE WITH THE MARYLAND RULES OF PROCEDURE.

(B) *STAYS.*

(1) THE FILING OF A PETITION FOR JUDICIAL REVIEW DOES NOT STAY THE DECISION OF THE COMMISSIONER.

(2) HOWEVER, ON MOTION AND AFTER HEARING, THE COURT MAY GRANT A STAY AS PROVIDED IN THE MARYLAND RULES OF PROCEDURE.

(C) *APPELLATE REVIEW.*

A PARTY TO THE JUDICIAL REVIEW MAY APPEAL THE COURT'S FINAL JUDGMENT TO THE COURT OF SPECIAL APPEALS IN ACCORDANCE WITH THE MARYLAND RULES OF PROCEDURE.

§ 48-24 *{RESERVED}*

PART 5. ENFORCEMENT

§ 48-25. ENFORCEMENT BY ENVIRONMENTAL CITATION.

(A) *IN GENERAL.*

IN ADDITION TO ANY OTHER CIVIL OR CRIMINAL REMEDY OR ENFORCEMENT PROCEDURE, THIS SUBTITLE MAY BE ENFORCED BY ISSUANCE OF AN ENVIRONMENTAL CITATION UNDER CITY CODE ARTICLE 1, SUBTITLE 40 {"ENVIRONMENTAL CONTROL BOARD"}.

(B) *PROCESS NOT EXCLUSIVE.*

THE ISSUANCE OF A CITATION TO ENFORCE THIS SUBTITLE DOES NOT PRECLUDE PURSUING ANY OTHER CIVIL OR CRIMINAL REMEDY OR ENFORCEMENT ACTION AUTHORIZED BY LAW.

§ 48-26. PENALTIES.

(A) *IN GENERAL.*

ANY PERSON WHO VIOLATES ANY PROVISION OF THIS SUBTITLE (INCLUDING ANY OFFENSE LISTED IN § 48-21 OF THIS SUBTITLE AS POTENTIAL CAUSE FOR A DENIAL, SUSPENSION, OR REVOCATION OF A LICENSE) OR ANY PROVISION OF A RULE OR REGULATION ADOPTED UNDER THIS SUBTITLE IS GUILTY OF A MISDEMEANOR AND, ON CONVICTION, IS SUBJECT TO A FINE OF NOT MORE THAN $500 FOR EACH OFFENSE.

(B) *EACH DAY A SEPARATE OFFENSE.*

EACH DAY THAT A VIOLATION CONTINUES IS A SEPARATE OFFENSE.

Article 28. Taxes

Subtitle 21. Hotel Room Tax

§ 21-1. Definitions.

(a) *In general.*

In this subtitle, the following terms have the meanings indicated.

(b) *Gross amounts of money.*

"Gross amounts of money" means the total gross payments of any kind or character (including cash, credit, property, and services), [received in a retail transaction for which real property is rented,] whether received in money or otherwise, without any deduction for charges or other amounts for any services necessary to complete the transaction.

(c) *Hotel.*

"Hotel" means a building containing sleeping accommodations for more than 5 persons and open to the transient public.

(d) *Owners or operators of hotels.*

"Owners or operators of hotels" means any person:

(1) possessing or having an ownership interest in a hotel;

(2) engaged in the business of operating a hotel; or

(3) receiving any consideration for the rental of a hotel room for sleeping accommodations, including, without limitation, any broker, service provider, or other intermediary:

(i) with which a hotel has contracted to arrange for the rental of a hotel room for sleeping accommodations; or

(ii) that has acquired any hotel room for subsequent rental from the hotel for sleeping accommodations.

(E) *SHORT-TERM RESIDENTIAL RENTAL (AND RELATED TERMS).*

"SHORT-TERM RESIDENTIAL RENTAL" AND RELATED TERMS (SUCH AS "BOOKING TRANSACTION", "DWELLING UNIT", "HOST", "HOSTING PLATFORM", AND "TRANSIENT GUEST") HAVE THE RESPECTIVE MEANINGS STATED IN CITY CODE ARTICLE 15, SUBTITLE 48 {"SHORT-TERM RESIDENTIAL RENTALS"}.

(F) [(e)] *Transient guest or tenant.*

"Transient guest or tenant" means a person or persons renting, using, or occupying a room or rooms FOR FEWER THAN 90 CONSECUTIVE DAYS:

(1) in a hotel for sleeping accommodations [for less than 90 consecutive days]; OR

(2) IN A DWELLING UNIT FOR A SHORT-TERM RESIDENTIAL RENTAL.

§ 21-2. Tax imposed.

A tax of 9.5%, TO BE PAID AND COLLECTED AS PROVIDED IN THIS SUBTITLE, is levied and imposed on all gross amounts of money THAT ARE [paid to]:

(1) PAID TO the owners or operators of hotels in the City by transient guests or tenants for renting, using, or occupying a room or rooms for sleeping accommodations[, to be paid and collected as provided in this subtitle];

(2) PAID TO HOSTING PLATFORMS BY TRANSIENT GUESTS FOR BOOKING OR OTHERWISE FACILITATING SHORT-TERM RESIDENTIAL RENTALS; OR

(3) PAID TO HOSTS BY TRANSIENT GUESTS FOR PROVIDING SHORT-TERM RESIDENTIAL RENTALS.

§ 21-4. Collections.

(a) [*Hotel to collect and remit.*] *TAX TO BE COLLECTED AND REMITTED.*

Every person, firm, association, or corporation [owning or operating any hotel in Baltimore City] SUBJECT TO THE TAX IMPOSED BY § 21-2 {"TAX IMPOSED"} OF THIS SUBTITLE:

(1) shall collect the tax levied and imposed by this subtitle from the persons paying the rental or other charges for the use or occupancy of any room or rooms for sleeping accommodations [in his or its hotel]; and

(2) shall pay the tax to the Director of Finance on or before the 25th day of each month.

. . . .

Article 1. Mayor, City Council, and Municipal Agencies

Subtitle 40. Environmental Control Board

§ 40-14. Offenses to which subtitle applies.

. . . .

(e) *Provisions and penalties enumerated.*

. . . .

(2) ***Article 15. Licensing and Regulation***

. . . .

SUBTITLE 48. SHORT-TERM RESIDENTIAL RENTALS

§ 48-6. LICENSE REQUIRED *{FOR HOST}*	$500
§ 48-16. *{OPERATIONAL REQUIREMENTS FOR}* HOSTING PLATFORMS	$1,000
§ 48-21. *{OFFENSES THERE LISTED AS CAUSE FOR}* DENIAL, SUSPENSION, OR REVOCATION OF LICENSE	$500
ALL OTHER PROVISIONS	$250

. . . .

SECTION 2. AND BE IT FURTHER ORDAINED, That the catchlines contained in this Ordinance are not law and may not be considered to have been enacted as a part of this or any prior Ordinance.

SECTION 3. AND BE IT FURTHER ORDAINED, That if any provision of this Ordinance or its application to any person, entity, or circumstance is held invalid, this invalidity does not affect other provisions or applications; and, to this extent, the provisions of this Ordinance are severable.

SECTION 4 3. AND BE IT FURTHER ORDAINED, That this Ordinance takes effect ~~on the 180th day after the date it is enacted~~ as follows:

(i) Article 28, §§ 21-1, 21-2, and 21-4(a), as amended by this Ordinance, take effect on December 31, 2018; and

(ii) Article 15, Subtitle 48, as added by this Ordinance, and Article 1, § 40-14(e)(2), as amended by this Ordinance, take effect on December 31, 2019.

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. Kyron Banks, *Mayor's Office of Government Relations*

RECEIVED
JUL 19 2018
BALTIMORE CITY COUNCIL
PRESIDENT'S OFFICE

CITY OF BALTIMORE
CATHERINE E. PUGH, Mayor

DEPARTMENT OF LAW
ANDRE M. DAVIS, City Solicitor
101 City Hall
Baltimore, Maryland 21202

July 18. 2018

RECEIVED
JUL 19 2018
BALTIMORE CITY COUNCIL
PRESIDENT'S OFFICE

Honorable President and Members
of the City Council of Baltimore
Room 409, City Hall
100 N. Holliday Street
Baltimore, Maryland 21202

Attn: Natawna Austin, Executive Secretary

Re: City Council Bill No. 18-0189 – Short-Term Residential Rentals – Regulation and Taxation

Dear President and City Council Members:

You have requested the advice of the Law Department regarding City Council Bill 18-0189. City Council Bill 189 provides for the regulation and taxing of short-term residential rental units that are marketed and otherwise facilitated by a hosting platform. The bill requires that hosts be licensed and places limits on the number of units a single host may operate, the number days per year a unit can be rented and what records must be maintained. A hosting platform must also abide by certain requirements. Th e bill also modifies the hotel tax provisions to require that hosts and hosting platforms pay the hotel tax.

The licensing and regulation of short-term rental is within the authority of the Mayor and City Council to regulate by ordinance. Baltimore City Charter Art. II, Sec. 17. The Law Department notes that §48-15(F)(1) requires that the Host post contact information for a "representative" for emergencies but does not require that the Host's contact information be posted. Secondly, §48-22 vests the licensing, regulatory and enforcement responsibility with the Director of Finance. A recently enacted City Code provision now requires that "non-owner occupied dwelling units" register with the Director of HCD and pay the registration fee. Some short-term residential rental units may be subject to both provisions of the Code. As a policy matter a determination should be made regarding how to most efficiently administer both Code provisions while also serving the purposes of each law.

City Council Bill 18-0189 is an appropriate exercise of the authority granted to the Mayor and City Council by the Charter. The Law Department therefore approves City Council Bill 18-0189 for form and legal sufficiency.

Printed on recycled paper with environmentally friendly soy based ink

Sincerely yours,

Elena R. DiPietro

Elena R. DiPietro
Chief Solicitor

cc: Andre M. Davis Solicitor
Kyron Banks, City Council Liaison, Mayor's Office
Kara Kunst, City Council President's Legislative Liaison
Hilary Ruley
Victor Tervala
Ashlea Brown
Avery Aisenstark

FROM		
	NAME & TITLE	Robert Cenname, Chief
	AGENCY NAME & ADDRESS	Bureau of the Budget and Management Research Room 432, City Hall (410) 396-4941
	SUBJECT	City Council Bill #18-0189 Short-Term Residential Rentals – Regulation and Taxation

CITY of BALTIMORE

MEMO

TO

The Honorable President and
Members of the City Council
Room 400, City Hall

Attention: Ms. Natawna Austin

RECEIVED
JUL 18 2018
BALTIMORE CITY COUNCIL
PRESIDENT'S OFFICE

DATE:

July 17, 2018

We are herein reporting on City Council bill 18-0189, the purpose of which is to extend the hotel tax to certain transactions facilitated by hosting platforms; requires the licensing of short-term residential rental units; defines certain terms; provides for the denial, suspension, or revocation of short-term residential rental licenses under certain circumstances; provides for judicial and appellate review of administrative decisions relating to the licensing of short-term residential rental units; imposes certain penalties; clarifies and conforms related provisions; provide for a special effective date; and generally relating to the regulation and taxation of short-term residential rentals.

Analysis

This fiscal analysis is broken down in three sections: hotel tax, licensing and operational concerns.

Hotel Tax Revenue Potential

Airbnb, the nation's largest hosting intermediary, has rapidly expanded across the Baltimore region with a 42% year-over-year growth rate of active listings. In addition to Airbnb, other hosting intermediaries such as HomeAway and VRBO list short-term residential rentals. Proceeds from the rental of these units would be subject to the hotel tax under the proposed legislation. For this analysis, Finance is assuming that Airbnb has a 95% market share.

As of April 2018 there are 1,263 active hosts in Baltimore City, accounting for 2,105 active rental units available at an average daily rate (ADR) of $120 per unit. The Finance Department estimates that short-term rentals could generate between $587,000 and $1 million in hotel tax revenues on an annual basis as proposed by this legislation.

CC Bill 18-0189 - Fiscal Impact

	With 58% Occupancy	With 100% Occupancy
Active Listings	1,478	1,478
Days Listed	60	60
Total Room Days	88,680	88,680
Occupancy Rate	58%	100%
Average Daily Rate	$120	$120
Taxable Revenue	$6,172,128	$10,641,600
Est'd Short-Term Rental Revenue	$587,000	$1,011,000

* The analysis above assumes that the inventory of rentals are unhosted units
* The analysis above assumes that active hosts are limited to only two rental units as stated in the proposed legislation; therefore, the number of active listings is reduced from 2,105 to 1,478

Fav w/ Amnd

The Department proposes the following two amendments that would benefit the City in terms of hotel tax revenues:

- Remove the limitations on the number of licenses each property owner may obtain.
- Remove the annual 60 day limit for un-hosted rentals.

By removing these two restrictions, Finance estimates that the sale of short-term residential rentals could generate between $1.6 million to $2.2 million in additional hotel tax revenues. Please note that Article II, Section 40(e) of the Baltimore City Charter mandates that at least 40% of hotel tax proceeds are designated for the City's convention sales and tourism marketing arm, Visit Baltimore.

Licensing Revenue Potential

The proposed legislation also introduces licensing requirements for short-term residential rental facilities. The current bill sets a license fee of $100 per dwelling unit. It is uncertain what the impact that the licensing restrictions would have on the number of available rentals, but using current data with the proposed limit on the number of units the City would be able to generate about $148,000 in licensing revenues. However, it is expected that the additional revenue would offset the cost of administering this program.

This analysis assumes no material shift in the market supply for short-term rentals if the current proposed legislation is passed; furthermore, the revenue impact of the licensing restrictions could be more significant than shown here.

Operational Concerns

The current version of the bill creates operational challenges that are cause for concern. As proposed, the City would be overlapping operational efforts by having two different agencies regulating and licensing subsections of rental housing related activities. The Department of Finance would need to increase the number of employees and its technological capabilities to manage the licensing of short-term residential rentals. The Department of Housing currently has the trained staff and infrastructure to absorb in their existing operation the licensing and inspection proposed by this legislation.

The Department of Finance recommends that the City maximize efficiencies by asking the Department of Housing responsible for the licensing and inspection. The Department of Finance retains the hotel tax collection from short-term rental units proposed by this bill.

Conclusion

City Council Bill 18-0189 would have a direct, positive impact on the City's finances. Moreover, it is a necessary step to adapt to an ever-changing vacation and tourism market. For these reasons, the Department of Finance supports City Council Bill 18-0189 with amendments to the restrictions on the number of units, number of rental days, and licensing oversight.

cc: Henry Raymond
Kyron Banks

Baltimore
Development Corporation

RECEIVED
JUL 16 2018
BALTIMORE CITY COUNCIL
PRESIDENT'S OFFICE

MEMORANDUM

TO: Honorable President and Members of the City Council
Attention: Natawna B. Austin, Executive Secretary

FROM: William H. Cole, President and CEO

DATE: July 16, 2018

SUBJECT: Council Bill No. 18-0189
Short-Term Residential Rentals – Regulation and Taxation

The Baltimore Development Corporation (BDC) has been asked to provide a response to City Council Bill 18-0189, for the purpose of extending the hotel tax to transactions facilitated by hosting platforms and instituting a licensing process and other regulations for short-term residential rental units.

BDC recognizes that technology platforms are an important part of our evolving economy that can provide consumers choices that align with their preferences. BDC believes that hosting platforms for short-term residential rental units can help generate supplemental income for Baltimore City residents that in turn, is spent in the local economy; complement other hospitality modes by capturing visitors that are seeking a different set of experiences and might not otherwise visit Baltimore; and encourage additional commercial activity and investment throughout the City's diverse neighborhoods that might not be able to attract larger modes of hospitality.

BDC also recognizes that short-term rentals should be subject to certain regulations. Financially, extending the hotel tax to these properties will provide the City financial benefits and will bring short-term rentals onto equal footing with the rest of the hospitality industry. From a health and safety perspective, it is also important to ensure that short-term residential rental properties are fit for human habitation. BDC is in support of these measures. BDC is also interested in the applicability of the term "hosting platform" to varying business models that involve online booking.

BDC is in support of the bill but has a few concerns related to its regulations and limitations on unhosted rentals. BDC is interested in avoiding adverse impacts in the hospitality industry without impairing an emerging economy that utilizes online platforms. BDC is unable to recommend what an appropriate number of permitted units and room-nights should be, and looks to the City Council's legislative process to address these matters.

cc: Kyron Banks

fav w/ comments

Visit Baltimore

July 13, 2018

TO: Baltimore City Council
FROM: Al Hutchinson, President and CEO, Visit Baltimore
RE: **COUNCIL BILL 18-0189**-- Short-Term Residential Rentals – Regulation and Taxation
POSITION: **Support**

Honorable Council President Young and members of the Baltimore City Council:

Visit Baltimore supports the adoption of fair, safe, and relevant regulation and taxation standards for short-term rentals (STRs) providing overnight accommodations to visitors in Baltimore City.

STRs accessed through online platforms (e.g. Airbnb and others online providers) are a reality in the global travel marketplace and providing various lodging options is an important ingredient to the attraction of visitors to any city. Recognizing STRs in local codes provides an opportunity to acknowledge the unique role that STRs play in our destination as well as to help legitimize and support responsible local hosts participating in the city's tourism economy. For example, by extending the city's hotel tax (a 9.5% tax levied on the rate of sleeping accommodations *paid by all transient visitors)* to stays in STR units, Council Bill 18-0189 will not only fuel important city services; but also, it will raise additional revenues for destination promotion through Visit Baltimore – activities driving visitation that in turn will benefit all accommodation providers.

Baltimore is not the first destination to address STRs; however, there are very few consistent, industry-wide standards that dictate provisions and/or restrictions that should be included in our own STR laws. What does seem to be consistent is the remittance of occupancy (*aka 'hotel'*) taxes by STR guests. In fact, online platforms, including Airbnb, are not only collecting and remitting occupancy taxes elsewhere – they have pledged their company's commitment to ensuring the "STR community pays its fair share of hotel and tourist taxes."

Ultimately, Baltimore's policies should meet the evolving needs of the industry; provide standard protections for occupants; legitimize local hosts while eliminating illegal hotels; be cost-effective and efficient for the city to implement and enforce; and, minimize any potential adverse impacts on our neighborhoods and communities. Visit Baltimore believes Council Bill 18-0189 is a step in this direction and encourages continued dialogue among all stakeholder groups –the local host community, the hotel industry, the broader tourism community and city agencies – around the proposed legislation.

Submitted respectfully,

Al Hutchinson
President & CEO

100 Light Street, 12th Floor
Baltimore, MD 21202
O 410 659 7300
F 443 817 0613
Baltimore.org

RECEIVED
JUL 16 2018
BALTIMORE CITY COUNCIL
PRESIDENT'S OFFICE

Fav w/ comments

City of Baltimore

City Council
City Hall, Room 408
100 North Holliday Street
Baltimore, Maryland
21202

Meeting Minutes - Final

Taxation, Finance and Economic Development Committee

Thursday, October 25, 2018 **10:00 AM** **Du Burns Council Chamber, 4th floor, City Hall**

Worksession: 18-0189

CALL TO ORDER

INTRODUCTIONS

ATTENDANCE

Present 4 - Member Sharon Green Middleton, Member Leon F. Pinkett III, Member Eric T. Costello, and Member Robert Stokes Sr.

Excused 1 - Member Edward Reisinger

ITEMS SCHEDULED FOR WORKSESSION

18-0189 **Short-Term Residential Rentals - Regulation and Taxation**

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.

Sponsors: Eric T. Costello, President Young, Brandon M. Scott, Leon F. Pinkett, III, Ryan Dorsey, John T. Bullock, Robert Stokes, Sr., Edward Reisinger, Sharon Green Middleton, Shannon Sneed

A motion was made by Member Costello, seconded by Member Pinkett, III, that bill 18-0189 be recommended Favorably with Amendments. The motion carried by the following vote:

Yes: 4 - Member Middleton, Member Pinkett III, Member Costello, and Member Stokes Sr.

ADJOURNMENT

City of Baltimore

City Council
City Hall, Room 408
100 North Holliday Street
Baltimore, Maryland
21202

Meeting Minutes - Final

Taxation, Finance and Economic Development Committee

Thursday, September 13, 2018 **10:00 AM** **Du Burns Council Chamber, 4th floor, City Hall**

Worksession: 18-0189
(Announced as hearing, changed to work session)

CALL TO ORDER

INTRODUCTIONS

ATTENDANCE

Present 5 - Member Sharon Green Middleton, Member Leon F. Pinkett III, Member Eric T. Costello, Member Edward Reisinger, and Member Robert Stokes Sr.

ITEMS SCHEDULED FOR WORKSESSION

18-0189 **Short-Term Residential Rentals - Regulation and Taxation**

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.

Sponsors: Eric T. Costello, President Young, Brandon M. Scott, Leon F. Pinkett, III, Ryan Dorsey, John T. Bullock, Robert Stokes, Sr., Edward Reisinger, Sharon Green Middleton, Shannon Sneed

This worksession is in recess.

THIS MEETING IS OPEN TO THE PUBLIC

City of Baltimore

City Council
City Hall, Room 408
100 North Holliday Street
Baltimore, Maryland
21202

Meeting Minutes - Final

Taxation, Finance and Economic Development Committee

Thursday, July 19, 2018 | **11:00 AM** | **Du Burns Council Chamber, 4th floor, City Hall**

18-0189

CALL TO ORDER

INTRODUCTIONS

ROLL CALL

Present 4 - Member Sharon Green Middleton, Member Leon F. Pinkett III, Member Eric T. Costello, and Member Edward Reisinger

Excused 1 - Member Robert Stokes Sr.

ITEMS SCHEDULED FOR PUBLIC HEARING

18-0189 **Short-Term Residential Rentals - Regulation and Taxation**

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.

Sponsors: Eric T. Costello, President Young, Brandon M. Scott, Leon F. Pinkett, III, Ryan Dorsey, John T. Bullock, Robert Stokes, Sr., Edward Reisinger, Sharon Green Middleton, Shannon Sneed

THIS MEETING IS IN RECESS

CITY OF BALTIMORE
CATHERINE E. PUGH, Mayor

OFFICE OF COUNCIL SERVICES
LARRY E. GREENE, Director
415 City Hall, 100 N. Holliday Street
Baltimore, Maryland 21202
410-396-7215 / Fax: 410-545-7596
email: larry.greene@baltimorecity.gov

HEARING NOTES

Bill: 18-0189

Short – Term Residential Rental – Regulation and Taxation

Committee: Taxation, Finance and Economic Development
Chaired By: Councilmember **Sharon Green-Middleton**

Hearing Date: October 25, 2018
Time (Beginning): **10:25 a.m.**
Time (Ending): **10:40 a.m.**
Location: **Clarence "Du" Burns Chambers**
Total Attendance: **Approximately 30 – 40**
Committee Members in Attendance:
Sharon Green Middleton
Leon Pinkett
Eric Costello
Robert Stokes

Bill Synopsis in the file?	☒ YES	☐ NO	☐ N/A
Attendance sheet in the file?	☒ YES	☐ NO	☐ N/A
Agency reports read?	☒ YES	☐ NO	☐ N/A
Hearing televised or audio-digitally recorded?	☐ YES	☒ NO	☐ N/A
Certification of advertising/posting notices in the file?	☐ YES	☐ NO	☒ N/A
Evidence of notification to property owners?	☐ YES	☐ NO	☒ N/A
Final vote taken at this hearing?	☒ YES	☐ NO	☐ N/A

Motioned by: **Councilmember** Costello
Seconded by: **Councilmember** Pinkett
Final Vote: **Fav. with Amendments**

Major Speakers

(This is not an attendance record.)

- Councilwoman Sharon Green-Middleton
- Councilman Eric Costello

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Major Issues Discussed

1. Councilwoman Sharon Green-Middleton read the bill into the record and introduced committee members.
2. Councilman Eric Costello briefly spoke about the package of amendments that were passed at the previous work session, and explained four (4) of the amendments to the audience.
    - Page 3 – Strike Letter J from the Bill
    - Page 5 – Change August 1, 2018 to December 31, 2018
    - Page 7 – Delete the Unhosted
    - Page 9 – Strike #4 Under (2) Contents
3. All amendments were voted on by committee members and passed with a vote of 4 – 0.
4. The bill was voted on by committee members and passed favorably as amended with a vote of 4 – 0.
5. There was no public testimony.
6. Councilwoman Middleton gave closing remarks and advised attendees that the bill would be presented to the full council for second reader on October 29, 2018.
7. There were approximately 30 – 40 people in attendance.
8. The hearing is adjourned.

Further Study

Was further study requested? ☐ **Yes** ☒ **No**

If yes, describe. N/A

Committee Vote:

S. Middleton: ..... **Yea**
L. Pinkett: ..... **Yea**
E. Costello: ..... **Yea**
E. Reisinger: ..... **Absent**
R. Stokes: ..... **Yea**

Samuel Johnson , Committee Staff
(410) 396-1091
Date: October 25, 2018
cc: Bill File
OCS Chrono File

CITY OF BALTIMORE
CATHERINE E. PUGH, Mayor

OFFICE OF COUNCIL SERVICES
LARRY E. GREENE, Director
415 City Hall, 100 N. Holliday Street
Baltimore, Maryland 21202
410-396-7215 / Fax: 410-545-7596
email: larry.greene@baltimorecity.gov

HEARING NOTES

Bill: 18-0189

Short – Term Residential Rental – Regulation and Taxation

Committee: Taxation, Finance and Economic Development
Chaired By: Councilmember **Sharon Green-Middleton**

Hearing Date: September 13, 2018
Time (Beginning): **10:00 a.m.**
Time (Ending): **11:00 a.m.**
Location: **Clarence "Du" Burns Chambers**
Total Attendance: **Approximately 40 – 45**
Committee Members in Attendance:
Sharon Green Middleton
Leon Pinkett
Eric Costello
Edward Reisinger
Robert Stokes

Bill Synopsis in the file?	☒ YES	☐ NO	☐ N/A
Attendance sheet in the file?	☒ YES	☐ NO	☐ N/A
Agency reports read?	☒ YES	☐ NO	☐ N/A
Hearing televised or audio-digitally recorded?	☐ YES	☒ NO	☐ N/A
Certification of advertising/posting notices in the file?	☐ YES	☐ NO	☒ N/A
Evidence of notification to property owners?	☐ YES	☐ NO	☒ N/A
Final vote taken at this hearing?	☐ YES	☒ NO	☐ N/A

Motioned by: **Councilmember**
Seconded by: **Councilmember**
Final Vote:

Major Speakers

(This is not an attendance record.)

- Councilwoman Sharon Green-Middleton
- Councilman Eric Costello

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Major Issues Discussed

1. Councilwoman Sharon Green-Middleton read the bill into the record and introduced committee members.
2. Councilman Eric Costello read through the 18 proposed amendments (see attached document).
3. All amendments were voted on by committee members and passed with a vote of 5 – 0.
4. There was no public testimony.
5. Councilwoman Middleton gave closing remarks and advised attendees that the committee would reconvene for a voting session to vote the bill out of committee.
6. There were approximately 40 – 45 people in attendance.
7. The hearing is in recess.

Further Study

Was further study requested? ☒ **Yes** ☐ **No**

If yes, describe. N/A

Committee Vote:

S. Middleton: .....
L. Pinkett: .....
E. Costello: .....
E. Reisinger: .....
R. Stokes: .....

Samuel Johnson , Committee Staff
(410) 396-1091
Date: September 13, 2018
cc: Bill File
OCS Chrono File

A01 – PAGE 2, LINES 24-26:
~~"(G) HOSTED RENTAL.~~
~~"'HOSTED RENTAL' MEANS A SHORT-TERM RESIDENTIAL RENTAL WHERE THE HOST ALSO OCCUPIES THE DWELLING UNIT DURING THE TRANSIENT GUEST'S STAY."~~

A02 – PAGE 2, LINES 17-19:
FINANCE DIRECTOR. ~~DIRECTOR.~~
"FINANCE DIRECTOR" ~~OR "DIRECTOR"~~ MEANS THE DIRECTOR OF THE BALTIMORE CITY DEPARTMENT OF FINANCE OR THE DIRECTOR'S DESIGNEE.

A03 – PAGE 2, LINE 28:
"'HOSTING PLATFORM' MEANS AN INTERNET-BASED ENTITY THAT, IN EXCHANGE FOR A FEE."

A04 – PAGE 3, BEFORE LINE 5, INSERT:
"HOUSING DIRECTOR" MEANS THE DIRECTOR OF THE BALTIMORE CITY DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT OR THE DIRECTOR'S DESIGNEE.

A05 – PAGE 3, LINE 31-33:
~~(L) UNHOSTED RENTAL.~~
~~"'UNHOSTED RENTAL' MEANS A SHORT-TERM RESIDENTIAL RENTAL WHERE THE HOST DOES NOT OCCUPY THE DWELLING UNIT DURING THE TRANSIENT GUEST'S STAY."~~

A06 – PAGE 4, LINE 27 – PAGE 5, LINE 4:
"§ 48-7. LICENSING PREREQUISITES.
(A) LIMITATIONS.
(1) A PERSON MAY ONLY BE ISSUED A SHORT-TERM RESIDENTIAL RENTAL LICENSE FOR HIS OR HER PERMANENT RESIDENCE. ~~MAY BE ISSUED ONLY: (1) TO THE OWNER OF THE DWELLING UNIT TO BE USED FOR SHORT-TERM RESIDENTIAL RENTALS; AND~~

(2) ~~FOR A MAXIMUM OF 2 DWELLING UNITS, SO LONG AS OF THE DWELLING UNITS IS THE OWNER'S PERMANENT RESIDENCE.~~ A HOST MAY BE ISSUED A SHORT-TERM RESIDENTIAL RENTAL LICENSE FOR ONE ADDITIONAL DWELLING UNIT IF:

(I) THE DWELLING UNIT HAD A SUCCESSFULLY EXECUTED BOOKING TRANSACTION BETWEEN AUGUST 1, 2017 AND DECEMBER 31, 2018. FOR PURPOSES OF THIS SUBTITLE, A BOOKING TRANSACTION SHALL BE DEEMED SUCCESSFULLY EXECUTED IF A FEE WAS EXCHANGED, WHETHER DIRECTLY OR INDIRECTLY, BETWEEN THE HOST APPLYING FOR THE DWELLING UNIT'S SHORT-TERM RESIDENTIAL RENTAL LICENSE AND A TRANSIENT GUEST FOR SHORT-TERM RESIDENTIAL RENTAL OF THE DWELLING UNIT.

(II) THE HOST APPLIES FOR A SHORT-TERM RESIDENTIAL RENTAL LICENSE FOR THEIR ONE ADDITIONAL DWELLING UNIT NO LATER THAN THE 90TH DAY AFTER THE DATE UPON WHICH THIS TITLE SHALL TAKE EFFECT.

(III) FOR A HOST TO APPLY FOR A SHORT-TERM RESIDENTIAL RENTAL LICENSE FOR THEIR ONE ADDITIONAL DWELLING UNIT, THE HOST MUST HAVE BEEN THE OWNER OF THE ADDITIONAL DWELLING UNIT ON OR BEFORE AUGUST 1, 2018.

(3) A SHORT-TERM RESIDENTIAL RENTAL LICENSE MAY NOT CONVEY UPON SALE OR ANY OTHER OWNERSHIP TRANSFER OF A DWELLING UNIT. SHORT-TERM RESIDENTIAL RENTAL LICENSES ARE NOT PROPERTY RIGHTS AND DO NOT CONVEY WITH A DWELLING UNIT."

Commented [CE1]:
This addresses the removal of the cap for hosted and un-hosted STRs.

Commented [CE2]:
This removes Director as a term because the ordinance will provide for both Finance and HCD implementing the law

Commented [CE3]:
Technical Clarification

Commented [CE4]:
This adds HCD Director as a term because the ordinance will provide for both Finance and HCD implementing the law

Commented [CE5]:
This addresses the removal of the cap for hosted and un-hosted STRs Further technical amendment here will include removing all references to both "Hosted" and "Unhosted" terms throughout entirety of the bill.

Commented [CE6]:
This addresses the grandfathering clauses

A07 -- PAGE 5, LINE25 – PAGE 6, LINE 3:
§ 48-8. LICENSE TERM AND RENEWAL.
(A) TERM.
EACH SHORT-TERM RESIDENTIAL RENTAL LICENSE EXPIRES AFTER TWO YEARS ~~ANNUALLY~~ ON THE ANNIVERSARY OF ITS ISSUANCE.

(B) RENEWAL.
(1) BEFORE A LICENSE EXPIRES, THE HOST MAY APPLY TO RENEW IT FOR AN ADDITIONAL 2 ~~1~~ YEAR TERM.
(2) THE RENEWAL APPLICATION MUST BE SUBMITTED TO THE FINANCE DEPARTMENT, WITH THE APPLICABLE BI-ANNUAL FEE, AT LEAST 30 DAYS BEFORE THE CURRENT LICENSE EXPIRES.

Commented [CE7]:
Consistency with two year licensing schema which reduces administrative burden on Finance / Housing.

A08 -- PAGE 6, LINES 4-6:
§ 48-9. LICENSE FEE.
THE BIENNIAL LICENSE FEE FOR A SHORT-TERM RESIDENTIAL RENTAL LICENSE IS $200 ~~$100~~ PER DWELLING UNIT, SUBJECT TO ADJUSTMENT IN ACCORDANCE WITH THE CITY FEE POLICY.

Commented [CE8]:
Consistency with two year licensing schema which reduces administrative burden on Finance / Housing.

A09 -- PAGE 6, LINES 12-18:
~~"(B) NUMBER OF RENTAL DAYS.~~
~~(1) UNHOSTED RENTALS.~~
~~A DWELLING UNIT MAY BE USED FOR UNHOSTED RENTALS NO MORE THAN 60 DAYS IN ANY LICENSE YEAR.~~
~~(2) HOSTED RENTALS.~~
~~A DWELLING UNIT MAY BE USED FOR HOSTED RENTALS AN UNLIMITED NUMBER OF DAYS IN A LICENSE YEAR."~~

Commented [CE9]:
This addresses the removal of the cap for hosted and un-hosted STRs

A10 -- PAGE 6, LINES 19-22:
~~(C) HOMEOWNERS' ASSOCIATION, ETC., REGULATIONS.~~
~~THE USE OF A DWELLING UNIT FOR SHORT-TERM RESIDENTIAL RENTALS MUST COMPLY WITH ALL APPLICABLE REGULATIONS OF ANY GOVERNING HOMEOWNERS' ASSOCIATION OR CONDOMINIUM REGIME.~~

Commented [CE10]:
HCD doesn't think they can enforce HOA rules, regs, etc.

A11 -- PAGE 6, 29-32:
(I) MAKE A RECORD, IN THE FORM AND CONTAINING THE INFORMATION REQUIRED BY THE RULES AND REGULATIONS ADOPTED UNDER THIS SUBTITLE, OF ALL OF THE HOST'S SHORT-TERM RESIDENTIAL RENTALS ~~AND THEIR RESPECTIVE TRANSIENT GUESTS~~;

Commented [CE11]:
There's a line which would force platforms to divulge the guest's information.

A12 – PAGE 7, LINES 13-16:
"AT ALL TIMES DURING THE TERM OF A SHORT-TERM RESIDENTIAL RENTAL, THE HOST MUST PROMINENTLY DISPLAY A SIGN, IN THE FORM AND MANNER REQUIRED BY THE RULES AND REGULATIONS ADOPTED UNDER THIS SUBTITLE, STATING THAT THE DWELLING UNIT ~~FACILITY~~ IS LICENSED FOR SHORT-TERM RESIDENTIAL RENTALS."

Commented [CE12]:
This is technical, addresses the unique identifier that we are using.

A13 – PAGE 8 ADD AFTER LINE 9:
"(4) UPON RECEIVING WRITTEN NOTICE FROM THE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT THAT A DWELLING UNIT ADVERTISED OR LISTED FOR SHORT-TERM RESIDENTIAL RENTAL ON A HOSTING PLATFORM CANNOT LAWFULLY BE USED FOR A SHORT-TERM RESIDENTIAL RENTAL, THE HOSTING PLATFORM SHALL REMOVE THE ADVERTISEMENT OR LISTING WITHIN THREE (3) DAYS. IF NOT REMOVED WITHIN THREE (3) DAYS, A FINE SHALL BE LEVIED AGAINST THE HOSTING PLATFORM FOR EACH DAY THE ADVERTISEMENT OR LISTING REMAINS ON PUBLIC DISPLAY, IN ACCORDANCE WITH § 48-26."

"(5) IT IS BE UNLAWFUL FOR A HOSTING PLATFORM TO COLLECT OR RECEIVE A FEE IN EXCHANGE FOR FACILITATING RESERVATIONS, ADVERTISEMENTS OR LISTINGS OF SHORT-TERM RESIDENTIAL RENTALS; SERVING AS A CONDUIT OF COMMUNICATION BETWEEN HOSTS AND TRANSIENT GUESTS; OR OTHERWISE FACILITATING BOOKING TRANSACTIONS FOR SHORT-TERM RESIDENTIAL RENTALS IF THE DWELLING UNIT CANNOT LAWFULLY BE USED FOR A SHORT-TERM RESIDENTIAL RENTAL."

Commented [EC13]: This requires the platform to remove listings of STRs that do not have a license within 3 days.

A14 – PAGE 8, LINES 12-14:
"A HOSTING PLATFORM MUST:

(I) MAKE A RECORD OF ALL SHORT-TERM RESIDENTIAL RENTALS IN BALTIMORE CITY ADVERTISED, LISTED OR OTHERWISE FACILITATED BY THAT PLATFORM;

Commented [CE14]: Technical clarification

A15 – PAGE 8, LINES 17-18:
(III) ON LAWFUL REQUEST, MAKE THAT RECORD AVAILABLE FOR INSPECTION BY THE FINANCE DEPARTMENT. THE FINANCE DEPARTMENT SHALL HAVE THE POWER TO ISSUE AND SERVE ADMINISTRATIVE SUBPOENAS AS NECESSARY TO ENSURE HOSTING PLATFORM COMPLIANCE."

Commented [CE15]: Administrative subpoena power

A16 – PAGE 8, LINE 23:
(II) THE STREET ADDRESS AND BLOCK / LOT OF THE SHORT-TERM RESIDENTIAL RENTAL;

Commented [CE16]: Clarification for identification of properties.

A17 – PAGE 13, BEFORE LINE 16, INSERT:
"IF ANY PROVISION OF THIS ORDINANCE OR ITS APPLICATION TO ANY PERSON, ENTITY OR CIRCUMSTANCE IS HELD INVALID, THIS INVALIDITY DOES NOT AFFECT OTHER PROVISIONS OR APPLICATION, AND TO THIS EXTENT THE PROVISIONS OF THIS ORDINANCE ARE SEVERABLE."

Commented [CE17]: This is a severability clause. This will be the new Section 2.

A18 – PAGE 13, LINES 19-20:
SECTION 3. AND BE IT FURTHER ORDAINED, THAT THIS ORDINANCE TAKES FOR EACH TITLE TAKES EFFECT ON THE FOLLOWING DATES:

- ARTICLE 15 SUBTITLE 48 ON DECEMBER 31, 2019
- ARTICLE 28 SUBTITLE 21 ON DECEMBER 31, 2018
- ARTICLE 1 SUBTITLE 40 ON DECEMBER 31, 2019

EFFECT ON THE 180TH DAY AFTER THE DATE IT IS ENACTED.

Commented [CE18]: Mayor's Office
We want to start collecting the tax immediately, and we want the licensing to go into effect on Dec 31, 2019.

CITY OF BALTIMORE
CATHERINE E. PUGH, Mayor

OFFICE OF COUNCIL SERVICES
LARRY E. GREENE, Director
415 City Hall, 100 N. Holliday Street
Baltimore, Maryland 21202
410-396-7215 / Fax: 410-545-7596
email: larry.greene@baltimorecity.gov

HEARING NOTES

Bill: 18-0189

Short – Term Residential Rental – Regulation and Taxation

Committee: Taxation, Finance and Economic Development
Chaired By: Councilmember **Sharon Green-Middleton**

Hearing Date: July 19, 2018
Time (Beginning): **11:05 a.m.**
Time (Ending): **2:30 p.m.**
Location: **Clarence "Du" Burns Chambers**
Total Attendance: **Approximately 80 – 100**
Committee Members in Attendance:
Sharon Green Middleton
Leon Pinkett
Eric Costello
Edward Reisinger

Bill Synopsis in the file?	☒ YES	☐ NO	☐ N/A
Attendance sheet in the file?	☒ YES	☐ NO	☐ N/A
Agency reports read?	☒ YES	☐ NO	☐ N/A
Hearing televised or audio-digitally recorded?	☐ YES	☒ NO	☐ N/A
Certification of advertising/posting notices in the file?	☐ YES	☐ NO	☒ N/A
Evidence of notification to property owners?	☐ YES	☐ NO	☒ N/A
Final vote taken at this hearing?	☐ YES	☒ NO	☐ N/A

Motioned by: **Councilmember**
Seconded by: **Councilmember**
Final Vote:

Major Speakers

(This is not an attendance record.)

- Frank Boston, On behalf of Maryland Hotel Lodging Association
- Sean Malone, On behalf of AirBNB
- Will Burns, Policy Director for AirBNB
- Rachel Indek, Organizer for Baltimore Host Coalition

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Major Issues Discussed

1. Councilwoman Middleton read the bill into the record and introduced committee members.
2. Pedro Aponte, Finance – Read agency report into the record.
3. Patrick Terranova, BDC – Read agency report into the record.
4. Sharon Daboin, HCD – Read agency report into the record.
5. Eleana DiPietro, Law Department – Read agency report into the record.

Public Testimony

1. Frank Boston:
   - His argument was that host operating short-term rental properties should have to follow the same rules as hotels when it comes to zoning, housing, and tax regulations.
   - He stated that short-term rentals have turned residential neighborhoods into commercial neighborhoods, and platforms like AirBNB are for home sharing not unregulated commercial businesses.
   - He pointed to two local jurisdictions that have passed legislation requiring a cap on the number of days that a host could rent out their home: Montgomery County has 120 day cap, and Prince Georges County has a 90 day cap.
   - Then he cited a federal case that was heard on June 18, 2018: AirBNB versus Santa Monica
2. Sean Malone:
   - His argument was that his client AirBNB was seeking a central regulatory process that struck a balance in the proposed legislation.
   - He shared that his client supported the Bill with Amendments.
   - He added that short-term rentals helped to support local tourism.
3. Will Burns:
   - He provided the following statistical data about AirBNB:
   - There are 1,200 active host, 83% of them only have one listing, 53% of them are women, 54% of them only host private rooms, and the average yearly earning is $6,300.
   - He added that there should be two separate sets of regulations for single property host versus multiple property host.
   - He suggested that a Memorandum of Understanding be created between the local jurisdiction and the platform so that the local jurisdiction could go after the host if they are not in compliance.
4. Rachel Indek:
   - She stated that she had been a host for 5 years and that she had hosted 400 plus guest, and that she manages 10 to 15 properties total.
   - She formed the 800 member Baltimore Host Coalition
   - She stated that the Baltimore Host Coalition was recommending the following four amendments:
     - They want a voice in where the 9.5% sales tax goes.
     - They would like to change the definition of transient from 90 days to 30 days
     - They would like to remove the cap on the number of days
     - They would like to increase or remove the limits on the number of licenses a host can have.

5. Councilman Costello's question to Rachel Indek: What do you think is a reasonable number of properties that a person can manage?
   Rachel Indek's response: She believed that an average person could manage 10-15 properties, and she stated that most people have between one and three properties.
6. Councilman Reisinger ask: How many homes would be vacant if we passed this Bill as it is current written?
   - No one knew exact data so he suggested that some research be done to look into that.
7. Linda Smith currently owns a Bed & Breakfast business. She expressed the regulations that are imposed on the operations of her business from having to be commercially zoned, having to get annual health inspections from the city and the state, annual fire inspections, annual building inspections, maintenance of the security system on the property, and off-street parking. She stated that to maintain all of those licenses it cost about $600 per year.
8. Jason Curtis stated that AirBNB host are in violation because many of them don't possess a late night operator's permit. In order to obtain one they would need to get approval from residents in the neighborhood.
9. Carl Szabo, Vice President of Net Choice:
   - Section 230 of the Federal Communications Decency Act states that platforms can't be held strictly liable for content posted by others.
   - Santa Monica attempted to enact similar requirements as provided in Bill 18-0189 and faced a swift injunction and ongoing legal fees.
   - The hotel industry has successfully defeated court disclosure mandates; when the city of Los Angeles demanded a hotel's proprietary business records, the hotel industry fought back in court – ultimately winning at the Supreme Court, In re Patel, 576 U.S. __ (2015).
10. Approximately 47 people testified at this hearing.
11. Hearing is in recess.

Further Study

Was further study requested? ☒ **Yes** ☐ **No**

If yes, describe. N/A

Committee Vote:

S. Middleton: .....
L. Pinkett: .....
E. Costello: .....
E. Reisinger: .....
R. Stokes: .....

Samuel Johnson , Committee Staff
(410) 396-1091
Date: July 19, 2018
cc: Bill File
OCS Chrono File

CITY OF BALTIMORE
CITY COUNCIL HEARING ATTENDANCE RECORD

Committee: Taxation, Finance and Economic Development		**Chairperson: Sharon Green-Middleton**
Date: October 25, 2018	**Time: 10:00 a.m.**	**Place: Clarence "Du" Burns Council Chambers**
Subject: Short-Term Residential Rentals – Regulation and Taxation		**CC Bill Number: 18-0189**

PLEASE PRINT

IF YOU WANT TO TESTIFY PLEASE CHECK HERE

FIRST NAME	LAST NAME	ST. #	ADDRESS/ORGANIZATION NAME	ZIP	EMAIL ADDRESS	TESTIFY	WHAT IS YOUR POSITION ON THIS BILL? FOR	AGAINST	(*) LOBBYIST: ARE YOU REGISTERED IN THE CITY YES	NO
John	Doe	100	North Charles Street	21202	Johndoenbmore@yahoo.com	√	√	√	√	√
Bruce B	Berzero		191 [illegible]	21401	[illegible]	✓		✓	✓	
Patrick	Terranova		BDC							
Sha[illegible]	[illegible]		HCD							
R	Abbuzzo		KO [illegible]	21[illegible]2						
JMB	[illegible]									
Marci ~~[illegible]~~	~~[illegible]~~ Yankelov		MBF	21201		✓		✓		
~~Brigitte [illegible]~~	Genovese		MBF	21229	brigittereautor@yahoo.com	✓		✓		
Patrick	Campbell		B Host Co Alite	21224	patrick.campbell.dc@gmail	✓				
Roxie	Herbekian		UNITEHERE Local 7	21201		✓	✓			✓

(*) NOTE: IF YOU ARE COMPENSATED OR INCUR EXPENSES IN CONNECTION WITH THIS BILL, YOU MAY BE REQUIRED BY LAW TO REGISTER WITH THE CITY ETHICS BOARD. REGISTRATION IS A SIMPLE PROCESS. FOR INFORMATION AND FORMS, CALL OR WRITE: BALTIMORE CITY BOARD OF ETHICS, C/O DEPARTMENT OF LEGISLATIVE REFERENCE, 626 CITY HALL, BALTIMORE, MD 21202. TEL: 410-396-4730: FAX: 410-396-8483.

CITY OF BALTIMORE
CITY COUNCIL HEARING ATTENDANCE RECORD

Committee: Taxation, Finance and Economic Development | **Chairperson:** Sharon Green-Middleton

Date: October 25, 2018 | **Time:** 10:00 a.m. | **Place:** Clarence "Du" Burns Council Chambers

Subject: Short-Term Residential Rentals – Regulation and Taxation | **CC Bill Number:** 18-0189

PLEASE PRINT

IF YOU WANT TO TESTIFY PLEASE CHECK HERE

FIRST NAME	LAST NAME	ST. #	ADDRESS/ORGANIZATION NAME	ZIP	EMAIL ADDRESS	TESTIFY	WHAT IS YOUR POSITION ON THIS BILL? FOR	AGAINST	(*) LOBBYIST: ARE YOU REGISTERED IN THE CITY YES	NO
John	Doe	100	North Charles Street	21202	Johndoenbmore@yahoo.com	√	√	√	√	√
Julianna	Brightman	221	N Lakewood Ave	21224	[illegible]@gmail.com		✓			
Amy	Rohrer		MHCA				✓			
Carlise Rahm	Rahman				Crahman25@gmail.com	✓				
Rachel Index	Index		1306 Linden Green							

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CITY OF BALTIMORE
CITY COUNCIL HEARING ATTENDANCE RECORD

Committee: * Taxation, Finance and Economic Development			**Chairperson: *Sharon Green-Middleton**
Date: September 13, 2018	**Time: 10:00a.m.**	**Place: *Clarence "Du" Burns Chambers**	
Subject: Short-Term Residential – Regulation and Taxation			**CC Bill Number: 18-0189**

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John	Doe	100	North Charles Street	21202	Johndoenbmore@yahoo.com	√	√	√	√	√
Ashley	Chertkof		1401 John St.	2127	achertkof@gmail.com					
~~Gary~~	~~Bess~~									
Julianna	Brightman	2002	~~2002~~ Clipper Park Rd	21211	fdb3law@gmail.com					
Ari	Raut	2002	Clipper Park Rd	21211	"					
Matt	Laurette		Baltimore BnBs	2123	matt@baltimore-bnbs.com					
Ashley	Clark		Baltimore BnBs	21229	AshleysCleaning1990@gmail					
Amber	Williams		Baltimore BNBS	21229	Ashleys Cleaning.					
Patrick	Campbell	9:48	2522 E. Pratt	21224	patrick.campbell.dc@gmail.com					
Raven	Green		Baltimore Hosts							
Hannah	Christopher		PAY THE TAX	21223	malcine@yahoo.com					

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CITY OF BALTIMORE
CITY COUNCIL HEARING ATTENDANCE RECORD

Committee: * Taxation, Finance and Economic Development			**Chairperson: *Sharon Green-Middleton**
Date: September 13, 2018	**Time: 10:00a.m.**	**Place: *Clarence "Du" Burns Chambers**	
Subject: Short-Term Residential – Regulation and Taxation			**CC Bill Number: 18-0189**

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John	Doe	100	North Charles Street	21202	Johndoenbmore@yahoo.com	√	√	√	√	√
Stephanie	Fleishman	3036	Dillon St.	21224	Stephanie291@verizon.net					
Randi	Gordon	951	Fell St	21231	Randi.Gordon@comcast.net		√			√
David	Index	123	W. Bare St. Apt 107	21201	david.index@gmail.com			✓		
Thomas	Williams	1634	N. Calvert St.	21202	tom.p.williams@gmail.com			✓		
Bruce	Bereano		Expedia		Bruce@lobbymaryland.net					
Garth	Lupe		Earthware							
Dawn	Barbour	20	Downtown Partnership	21201	dbarbour@dpob.org					
CLAUDIA	JOLIN	20	DOWNTOWN Partnership	21201	cjolin@dpob.org					
Patrick	Terranova		BDC		pterranova@baltimoredevelopment.com					
SueEllen	Lawton		3400 Elgin Ave.	21216	SueEllenLawton@gmail.com			✓		—

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CITY OF BALTIMORE
CITY COUNCIL HEARING ATTENDANCE RECORD

Committee: * Taxation, Finance and Economic Development		**Chairperson: *Sharon Green-Middleton**
Date: September 13, 2018	**Time: 10:00a.m.**	**Place: *Clarence "Du" Burns Chambers**
Subject: Short-Term Residential – Regulation and Taxation		**CC Bill Number: 18-0189**

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John	Doe	100	North Charles Street	21202	Johndoenbmore@yahoo.com	√	√	√	√	√
Michael	Licea		5915 Brackenridge Ave	21212	MikeLicea@gmail.com			✓		
Amy	Rohrer		MHLA	21401	"		✓			
[illegible]			[illegible]							
Brigitte	Williams		519 N. Chapel Gate Ln	21229	brigittereaLtor@yahoo.com			✓		
Marci	Yankelr		107 W Monument St	21201	marci@mokwithmarci.m			✓		
Margaret	Sims		"							
Shon	Dabo		HCD							
Paul	Plymouth		806 Chauncey Ave	21217	paul.b.plymouth@gmail.com		✓			
Aimee	Bader		2029 Fleet St Balt.	21231	anesquire1@yahoo.com			✓		
Bridget	Albertson		1914 Bank St. Balt	21231	murphy.ba@gmail.com			✓		

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CITY OF BALTIMORE
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Committee: * Taxation, Finance and Economic Development			**Chairperson: *Sharon Green-Middleton**
Date: September 13, 2018	**Time: 10:00a.m.**	**Place: *Clarence "Du" Burns Chambers**	
Subject: Short-Term Residential – Regulation and Taxation			**CC Bill Number: 18-0189**

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John	Doe	100	North Charles Street	21202	Johndoenbmore@yahoo.com	√	√	√	√	√
Callie	Rahman		111 S. Calvert St suite 2700	21202	crahman25@gmail.com					
Scott	Burkholder		504 S. Dallas St	21231						
Melvin	Rhodes		910 N. Fulton Ave - C	21217	Rhodesvending@gmail.com					

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CITY OF BALTIMORE
CITY COUNCIL HEARING ATTENDANCE RECORD

Committee: Taxation, Finance and Economic Development			**Chairperson: Sharon Middleton**
Date: July 19, 2018	**Time: 11:00 AM**	**Place: Clarence "Du" Burns Chambers**	
Subject: Short-Term Residential - Regulation and Taxation			**CC Bill Number:**

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John	Doe	100	North Charles Street	21202	Johndoenbmore@yahoo.com	√	√	√	√	√
Mary	Jackson		1641 Thames St.	21231	msarajavan@yahoo.com					
Joe	Leatherman		3284 Beech Avenue	21211	joeleatherman@verizon.net	X				
JACK	REILLY	2802	E. FAIRMOUNT	21205	jackreillyesq@gmail.com	✓				
Julianna	Brightman	221	N. Lakewood Ave	21224	jbrightman82@gmail.com		✓		✓	
Frank	Boston	2002	Clipper Park Rd	21211	fdb3law@gmail.com	✓	✓		✓	
Isabela	Dorneles	"	"	"	"	✓	✓			
Amy	Rohrer	"	"	"	"	✓	✓			
Jason	Curtis	"	"	"	"	✓	✓			
Bob	Haislip	"	"	"	"	✓	✓			
Brenda	Seymore	"	"	"	"	✓	✓			

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CITY COUNCIL HEARING ATTENDANCE RECORD

Committee: Taxation, Finance and Economic Development			**Chairperson: Sharon Middleton**
Date: July 19, 2018	**Time: 11:00 AM**	**Place: Clarence "Du" Burns Chambers**	
Subject: Short-Term Residential - Regulation and Taxation			**CC Bill Number:**

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John	Doe	100	North Charles Street	21202	Johndoenbmore@yahoo.com	√	√	√	√	√
Elizabeth	Degi DuBois	2002	Clipper Park Road	21211	fdb3law@gmail.com	✓	✓			
Roxie	Herbekian	"	"	"	"	✓	✓			
Linda	Benson	"	"	"	"	✓	✓			
Linda	Smith	"	"	"	"	✓	✓			
Shana	Hernandez	"	"	"	"	✓	✓			
Rebecca	Mark	"	"	"	"	✓	✓			
Steven	Villacorta	"	"	"	"			✓		
Camille	Hammed	30	Arlington Ave	21223	CTUHome.com	✓		✓		
Callie	Rahman		Baltimore Hosts Coalition	21218	Crahman25@gmail.com	✓	✓			
Marci	Yankelov	107	W Monument St	21201	marci@movewithmarci.com	✓	✓			

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John	Doe	100	North Charles Street	21202	Johndoenbmore@yahoo.com	√	√	√	√	√
Rachel	Indek	1306	Linden Green	21217	Rindek@gmail.com	✓				
Mike	Licen	5915	Brackenridge Ave	21212	MikeLicen@gmail.com	✓				
Roman	Meytin	5915	Brackenridge Ave	21212	Mike Licen@gmail.com	✓				
Robert	Jackson	5915	Brackenridge Ave	21212	RJackson@gmail.com	✓				
Michael	Rontondo	5915	Brackenridge Ave	21212	RMichael@gmail.com	✓				
Ashly	Cherkoff 1401	548	Lee Ave 1401 John	21212	ACherkoff@gmail.com	✓				
Jenny	Chan Greene	533	S. Chester St	21231	jhchan1@gmail.com	✓				
Sean	Malone	2423	Maryland Ave	21218	Sean Malone@mdlobbyist.com	✓	[illegible]		✓	
Will Burns	Burns AirBnB	2427	MD Ave	21218	AirBnb —	✓	[illegible]			

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CITY OF BALTIMORE
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Committee: Taxation, Finance and Economic Development			**Chairperson: Sharon Middleton**
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John	Doe	100	North Charles Street	21202	Johndoenbmore@yahoo.com	√	√	√	√	√
Jessica	Nizanoff	1726	Lancaster St	21231	jessica.grayson@gmail.com	✓				✓
Kathleen	Byrd	1014	Hollins St	21223	Katbyrd@rocketmail.com	✓				✓
Kat	Kannons	612	Leeave	21212	KKannons@gnat.com	✓				
Corey	Profitt	712	Aliceama Ave	21212	CProffitt@gmail.com	✓				
Antionette	Turner	4128	St. Georges Ave	21212	singlelady82@yahoo.com	✓				
Patrick	Campbell	2322	East Baltimore St	21224	patrick.campbell.dc.com	✓				✓
Oherie	Oreoro	2002	Clipper Park Rd	21211	fdb3law@gmail.com					
Jennifer	Shaw	6705	Windsor Mill Rd	21207	Smilesunshine1014@gmail.com					
Boomer	Kennedy	2314	E Baltimore	21224	boomerkennedy@icloud					
Melvin	Rhodes	910	N. Fulton Ave Unit C	21217	Rhodesvending@gmail.com	✓				✓

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CITY OF BALTIMORE
CITY COUNCIL HEARING ATTENDANCE RECORD

Committee: Taxation, Finance and Economic Development		**Chairperson: Sharon Middleton**
Date: July 19, 2018	**Time: 11:00 AM**	**Place: Clarence "Du" Burns Chambers**
Subject: Short-Term Residential - Regulation and Taxation		**CC Bill Number:**

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John	Doe	100	North Charles Street	21202	Johndoenbmore@yahoo.com	√	√	√	√	√
Steve	Williams	2111	Pratt St.	21231	sewilliams20@gmail.com	✓	✓			
AL	Hallivis	509	E 38th Street	21218	alhallivis@yahoo.com	✓				
Gary	Hammond	32	S. Arlington Ave	21223	garyhammond3@gmail.com					
Brigitte	WILLIAMS	519	N Chapel Gate Lane	21229	brigitterealtor@yahoo.com	✓				
Cynthia Cole	Cole	220	E Montgomery	21230	ccohn@homesale.com					
Warren	Palmer	1307	Bolton St	21217	donpalmer@live.com	✓				✓
Mary	Landen	709	E Lake Avenue	21212	mlanden@comcast.net			✓		✓
Leigh	Profit	941	S. Baylis	21224	lprofit@cristoreybalt.org			✓		
JANINE	DOWDLE	1200	STEVART ST	21230	JEDOWDLE@GMAIL.COM			✓		✓
Aubry	Myers	338	Winston Ave	21212	aubrymyers@verizon.net			✓		

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CITY OF BALTIMORE
CITY COUNCIL HEARING ATTENDANCE RECORD

Committee: Taxation, Finance and Economic Development			**Chairperson: Sharon Middleton**
Date: July 19, 2018	**Time: 11:00 AM**	**Place: Clarence "Du" Burns Chambers**	
Subject: Short-Term Residential - Regulation and Taxation			**CC Bill Number:**

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John	Doe	100	North Charles Street	21202	Johndoenbmore@yahoo.com	√	√	√	√	√
Maria	Kelakios	803	Oldham St.	21224	mkelakios@gmail.com	✓				
EUGENE SMITH	SMITH	1806	HARLEM AVE	21217						
Corey	Profit	941	Bayliss St.	21224	coreyprofit@gmail.com	✓		✓		
Michael	Wright	1605	Edwin Ave	21231	mike@myhome.com	✓				
Sam	Berman	1605	Edwin Ave	2124	sam@myhome.com	✓				
CARL	SZABO	1401	K St	20005	~~carl.szabo~~ cszabo@netchoice.org	✓				
Joe	Montano	1001	H St	20005		✓				
Shirley	Schneider	921	McHenry	21223	shirley8285@aol.com	✓				
EDWARD	BERLETT	5902	THE ALAMEDA	21239	EDBERLETT@GMAIL.COM	✓		✓		
Heather	Berlett	5902	The Alameda	21239	Heather.Berlett@Gmail.com	✓		✓		

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CITY OF BALTIMORE
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Committee: Taxation, Finance and Economic Development			**Chairperson: Sharon Middleton**
Date: July 19, 2018	**Time: 11:00 AM**	**Place: Clarence "Du" Burns Chambers**	
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John	Doe	100	North Charles Street	21202	Johndoenbmore@yahoo.com	√	√	√	√	√
Vincent	DeLorenzo	100	Harborview Dr 1006	21230	Vincent@innerharborhomes.com	√				
ANDREA	Bosley		~~[illegible]~~ AIRBNB	21202	CONCLUSIONCLEANINGSERVICES@gmail.com					
Michelle	Kermes	407	Southway / Airbnb	21218	sanzia.kermes@gmail.com	√		√		
Melanie	Mulazzo	1300	St Paul St, Apt #5	21202	Melanie-mulazzo@hotmail.com		~~X~~	~~X~~		~~X~~
CATHERINE	GROGAN	622	S/MILTON	21224	CJGROGAN@AOL.COM			X	|	–
Will	Berry	2643	N. Charles	21218	WILLMERBERRY@yahoo.com					
QUEENSHEBA	OWUSU-HASSAN		AirBnB	21223	Qowusuhassan@gmail.com					
Bill	Jones	2332	E. Baltimore St	21224	wigout6@yahoo.com	√		√		√
Paul	Plymouth	806	Chauncey	21217	paul.b.plymouth@gmail.com	√	√			
Patrick	Terranova		BDC		pterranova@baltimoredevelopment.com					

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CITY OF BALTIMORE
CITY COUNCIL HEARING ATTENDANCE RECORD

Committee: Taxation, Finance and Economic Development		Chairperson: Sharon Middleton
Date: July 19, 2018	Time: 11:00 AM	Place: Clarence "Du" Burns Chambers
Subject: Short-Term Residential - Regulation and Taxation		CC Bill Number:

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John	Doe	100	North Charles Street	21202	Johndoenbmore@yahoo.com	√	√	√	√	√
Ashleen	Chertkof	1401	John Street	21217	achertkof@gmail.com	✓		✓		✓
Alex	McLean	3239	E baltimore St	21224	mclean@alex559@gmail.com	✓		✓		✓

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CITY OF BALTIMORE
CITY COUNCIL HEARING ATTENDANCE RECORD

Committee: Taxation, Finance and Economic Development			**Chairperson: Sharon Middleton**
Date: July 19, 2018	**Time: 11:00 AM**	**Place: Clarence "Du" Burns Chambers**	
Subject: Short-Term Residential - Regulation and Taxation			**CC Bill Number:**

PLEASE PRINT

IF YOU WANT TO TESTIFY PLEASE CHECK HERE

FIRST NAME	LAST NAME	ST. #	ADDRESS/ORGANIZATION NAME	ZIP	EMAIL ADDRESS	TESTIFY	WHAT IS YOUR POSITION ON THIS BILL? FOR	AGAINST	(*) LOBBYIST: ARE YOU REGISTERED IN THE CITY YES	NO
John	Doe	100	North Charles Street	21202	Johndoenbmore@yahoo.com	√	√	√	√	√
Jakob	Engel	218	N. Patterson Park Ave	21231	jengel1916@gmail.com	√	√			√
Joy [illegible]	Sushinsky	3504	ELM AVE	21211	JOY@LNF.COM	√				
Leslie	Bethell	3903	Greenway	21218	lanorton@hotmail.com	√		√		√
Shannon	Dobson		Housing							

(*) NOTE: IF YOU ARE COMPENSATED OR INCUR EXPENSES IN CONNECTION WITH THIS BILL, YOU MAY BE REQUIRED BY LAW TO REGISTER WITH THE CITY ETHICS BOARD. REGISTRATION IS A SIMPLE PROCESS. FOR INFORMATION AND FORMS, CALL OR WRITE: BALTIMORE CITY BOARD OF ETHICS, C/O DEPARTMENT OF LEGISLATIVE REFERENCE, 626 CITY HALL, BALTIMORE, MD 21202. TEL: 410-396-4730: FAX: 410-396-8483.

CITY OF BALTIMORE
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John	Doe	100	North Charles Street	21202	Johndoenbmore@yahoo.com	√	√	√	√	√
Rob	LaPin	211	Penn Street	21230	roblapin@gmail.com	√		√		√
Eileen ~~Hackett~~	Mackin	1624	Lancaster St	21231	eileenmackin@gmail.com	√		√		
Bob ~~Mc~~	Mackin	1624	" "	21231	bobmackin13@gmail.com					
Susan	Butler Colwell	1624	Tristar Group		scolwell@tristarinvesting		√			
Brandan	LYTLE	1126	S. POTOMAC ST	21224	brandon_lytle21@yahoo.com	√				

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John	Doe	100	North Charles Street	21202	Johndoenbmore@yahoo.com	√	√	√	√	√
Susan Butler	Colwell		Tristar Group, Baltimore 326 St. Paul Pl.	21202	Scolwell@tristarinvesting.com	correction → ✓				
ANDREA Bosley			CHURCHILL / AIRBNB.		CONCLUSION CLEANING@GMAIL.COM SERVICES			✓		

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Johnson Jr., Samuel

From: Middleton, Sharon
Sent: Wednesday, October 24, 2018 12:27 PM
To: Johnson Jr., Samuel
Subject: Fwd: Please protect our housing and jobs from Airbnb!

Fyi

Sent from my Verizon, Samsung Galaxy smartphone

-------- Original message --------
From: Kim randall <Kim.randall.132137661@p2a.co>
Date: 10/24/18 11:53 AM (GMT-05:00)
To: "Middleton, Sharon" <Sharon.Middleton@baltimorecity.gov>
Subject: Please protect our housing and jobs from Airbnb!

Dear Councilmember Middleton,

Short term residential rentals are robbing hotel employees of work, our city of Hotel taxes and our neighborhoods of affordable housing. Investors, through Airbnb, displace local residents, drive up rent and threaten our jobs.

The City Council must step up and hold Airbnb accountable. We support Council Bill 18-0189 with NO "Plus One".

Housing in Baltimore is expensive enough. Our neighborhoods should be for our neighbors. And Hotel workers should not be robbed of work. I urge you to stand with hotel workers and local community members and take a stand against Airbnb's army of lobbyists and commercial operators.

Regards,
Kim randall
2652 Lauretta Ave
Baltimore, MD 21223

Johnson Jr., Samuel

From: Middleton, Sharon
Sent: Wednesday, October 24, 2018 12:26 PM
To: Johnson Jr., Samuel
Subject: Fwd: Bill 18-0189

Fyi

Sent from my Verizon, Samsung Galaxy smartphone

-------- Original message --------
From: Roxie Herbekian <rherbekian@unitehere.org>
Date: 10/24/18 11:24 AM (GMT-05:00)
To: "Middleton, Sharon" <Sharon.Middleton@baltimorecity.gov>
Subject: Bill 18-0189

Dear Committee Chairwoman Green-Middleton,

Investors through platforms like Airbnb are robbing hotel workers of jobs, our city of hotel taxes and our neighborhoods of affordable housing.

On behalf of Baltimore City hotel workers I want to urge you to pass Bill 18-0189 Short-Term Residential Rental – Regulation and Taxation out of committee with one change. Please disallow the "plus one" entirely.

Thank you.

Sincerely,

Roxie Herbekian
President
UNITE HERE Local 7
301-651-8526

Johnson Jr., Samuel

From: Middleton, Sharon
Sent: Wednesday, October 24, 2018 12:25 PM
To: Johnson Jr., Samuel
Subject: Fwd: Please protect our housing and jobs from Airbnb!

Fyi

Sent from my Verizon, Samsung Galaxy smartphone

-------- Original message --------
From: Margaret Ellis <Margaret.Ellis.132128111@p2a.co>
Date: 10/24/18 11:32 AM (GMT-05:00)
To: "Middleton, Sharon" <Sharon.Middleton@baltimorecity.gov>
Subject: Please protect our housing and jobs from Airbnb!

Dear Councilmember Middleton,

Short term residential rentals are robbing hotel employees of work, our city of Hotel taxes and our neighborhoods of affordable housing. Investors, through Airbnb, displace local residents, drive up rent and threaten our jobs.

The City Council must step up and hold Airbnb accountable. We support Council Bill 18-0189 with NO "Plus One".

Housing in Baltimore is expensive enough. Our neighborhoods should be for our neighbors. And Hotel workers should not be robbed of work. I urge you to stand with hotel workers and local community members and take a stand against Airbnb's army of lobbyists and commercial operators.

Regards,
Margaret Ellis
5658 Stevens Forest Rd
Columbia, MD 21045

Johnson Jr., Samuel

From: Middleton, Sharon
Sent: Wednesday, October 24, 2018 12:25 PM
To: rherbekian@unitehere.org
Cc: Johnson Jr., Samuel
Subject: Re: Please protect our housing and jobs from Airbnb!

Thank you for your testimony. It will be added to the committee bill file.

Sincerely,
Sharon Middleton

Sent from my Verizon, Samsung Galaxy smartphone

-------- Original message --------
From: Roxie herbekian <Roxie.herbekian.132130424@p2a.co>
Date: 10/24/18 11:35 AM (GMT-05:00)
To: "Middleton, Sharon" <Sharon.Middleton@baltimorecity.gov>
Subject: Please protect our housing and jobs from Airbnb!

Dear Councilmember Middleton,

Short term residential rentals are robbing hotel employees of work, our city of Hotel taxes and our neighborhoods of affordable housing. Investors, through Airbnb, displace local residents, drive up rent and threaten our jobs.

The City Council must step up and hold Airbnb accountable. We support Council Bill 18-0189 with NO "Plus One".

Housing in Baltimore is expensive enough. Our neighborhoods should be for our neighbors. And Hotel workers should not be robbed of work. I urge you to stand with hotel workers and local community members and take a stand against Airbnb's army of lobbyists and commercial operators.

Regards,
Roxie herbekian
1800 N Charles St
Baltimore, MD 21201

Johnson Jr., Samuel

From: Middleton, Sharon
Sent: Wednesday, October 24, 2018 1:41 PM
To: Johnson Jr., Samuel
Subject: Fwd: Please protect our housing and jobs from Airbnb!

Fyi

Sent from my Verizon, Samsung Galaxy smartphone

-------- Original message --------
From: Betty Stilt <Betty.Stilt.5825028@p2a.co>
Date: 10/24/18 11:34 AM (GMT-05:00)
To: "Middleton, Sharon" <Sharon.Middleton@baltimorecity.gov>
Subject: Please protect our housing and jobs from Airbnb!

Dear Councilmember Middleton,

Short term residential rentals are robbing hotel employees of work, our city of Hotel taxes and our neighborhoods of affordable housing. Investors, through Airbnb, displace local residents, drive up rent and threaten our jobs.

The City Council must step up and hold Airbnb accountable. We support Council Bill 18-0189 with NO "Plus One".

Housing in Baltimore is expensive enough. Our neighborhoods should be for our neighbors. And Hotel workers should not be robbed of work. I urge you to stand with hotel workers and local community members and take a stand against Airbnb's army of lobbyists and commercial operators.

Regards,
Betty Stilt
1501 Shadyside Rd
Baltimore, MD 21218

Johnson Jr., Samuel

From: Middleton, Sharon
Sent: Wednesday, October 24, 2018 4:08 PM
To: Johnson Jr., Samuel
Subject: Fwd: Please protect our housing and jobs from Airbnb!

Sent from my Verizon, Samsung Galaxy smartphone

-------- Original message --------
From: Angela Featherstone <Angela.Featherstone.132137733@p2a.co>
Date: 10/24/18 11:55 AM (GMT-05:00)
To: "Middleton, Sharon" <Sharon.Middleton@baltimorecity.gov>
Subject: Please protect our housing and jobs from Airbnb!

Dear Councilmember Middleton,

Short term residential rentals are robbing hotel employees of work, our city of Hotel taxes and our neighborhoods of affordable housing. Investors, through Airbnb, displace local residents, drive up rent and threaten our jobs.

The City Council must step up and hold Airbnb accountable. We support Council Bill 18-0189 with NO "Plus One".

Housing in Baltimore is expensive enough. Our neighborhoods should be for our neighbors. And Hotel workers should not be robbed of work. I urge you to stand with hotel workers and local community members and take a stand against Airbnb's army of lobbyists and commercial operators.

Regards,
Angela Featherstone
34 S Exeter St
Baltimore, MD 21202

AHLA
AMERICAN HOTEL & LODGING ASSOCIATION

Taxation, Finance & Economic Development Committee
Baltimore City Council
Baltimore, Maryland

Testimony presented by Isabela Dorneles
State & Local Government Affairs
American Hotel & Lodging Association

TESTIMONY IN SUPPORT OF BALTIMORE CITY COUNCIL BILL 18-0189 OFFERED BY THE AMERICAN HOTEL & LODGING ASSOCIATION

July 19, 2018

Chairwoman Middleton, Vice Chair Pinkett, and honorable members of the committee: I would like to thank you for hosting this important hearing today on Bill 18-0189, entitled *Short-Term Residential Rentals–Regulation and Taxation*, regarding the oversight of short-term rental platforms. We all agree that sound policy must be based on transparent and reliable evidence. That's why we support Council Bill 18-0189 as a good first step in holding online platforms accountable.

I want to start by confirming that competition is the hallmark of the lodging industry. We are not–and never have been–"against" competition. In fact, it's quite the opposite. With more than 54,000 properties across the country, including more than 78,000 rooms in Maryland[1], our industry embraces the opportunity to compete for guests. We thrive when everyone–all 54,000 of us–plays by the same set of rules designed to ensure the safety of our guests, our employees, and the communities in which we do business.

I'd also like to make this crystal clear: the lodging industry is not against home sharing. The occasional rental of a primary residence–the true spirit of the "sharing economy"–is the type of activity that generates positive benefits for tourism across the country, including right here in Baltimore. It brings choice to the open market. However, we are indeed concerned by the growing number of commercial operators who take advantage of short-term rental platforms to essentially operate multi-unit, full-time lodging businesses, with little to no oversight. That is not "home-sharing" as part of the sharing economy, those are *de facto*, illegal hotels.

While the popular online platforms that you are familiar with may have started out as a means for homeowners to offer an extra room in their home for the opportunity to earn supplemental income; these multibillion dollar companies have morphed into full-time lodging providers. Online platforms' revenue growth has increased exponentially because of the facilitation of multi-unit,

[1] https://ahla.morningconsultintelligence.com/reports/states/maryland.pdf

AHLA
AMERICAN HOTEL & LODGING ASSOCIATION

full-time commercial listings. Commercial investors advertise residential properties that have no regular occupant and make them available for short-term rent year-round. Leveraging this easy loophole, investors in Baltimore and cities across the country are operating illegal hotels without being subject to safety inspections, registering for operating licenses, providing consumer protection and insurance, or paying the taxes imposed on legitimate hotels.

While some jurisdictions in the state have already passed their own rules to regulate short-term rentals, there is growing concern from community leaders, neighborhood associations, business leaders, affordable housing advocates and others that share the various safety concerns that arise from this activity. All of these stakeholders agree that there isn't enough being done to curb illegal hotels in their neighborhoods. On a daily basis, we see horror stories reported across the country regarding criminal activity and neighborhood disturbances that include out of control house parties, drug dealing, human trafficking, prostitution, and even murder.

In 2016, Montgomery County[2] signed a secret tax deal with Airbnb[3] that incorrectly provided an air of legitimacy to short-term rentals. These so-called "Voluntary Collection Agreements" (VCAs) may actually violate local ordinances and/or zoning laws. Such deals hide the identity and location of Airbnb lodging operators from tax departments and other public agencies seeking to implement duly enacted laws. Data transparency is an indispensable part of transmitting auditable taxes. Legislation seeking to reign in commercial operators should pair transparency with registration and licensing. This is crucial to leveling the playing field in the lodging marketplace.

Contrary to zoning and housing ordinances, VCAs facilitate the illegal conversion of residential property into commercial-style lodging in residential neighborhoods—resulting in a flood of strangers descending upon otherwise quiet, tightly-knit communities. VCAs are unfair to taxpayers who diligently pay their taxes, to traditional lodging operators who follow the rules, and to citizens who seek a safe, peaceful place to live. Many localities have been proactive in addressing the concerns of short-term rentals within their communities.

Recently, Boston passed regulations that strike the proper balance between regulating commercial short-term rental operators and allowing for true home-sharing. Taking effect on January 1, 2019, the regulation addresses consumer safety and affordable housing while working to maintain the unique character of neighborhoods. The law also requires booking platforms to provide short-term listing data to the city monthly, including listing locations and occupancy statistics. It achieves this through a three-tiered approach, classifying short-term rentals into the following categories: 1)

[2] https://www.ahla.com/sites/default/files/Airbnb_Tax_Agreement_Report_0.pdf
[3] https://www.airbnb.com/help/article/2309/occupancy-tax-collection-and-remittance-by-airbnb-in-maryland

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AMERICAN HOTEL & LODGING ASSOCIATION

primary resident hosted short-term rental of a room, 2) rental of host's whole primary residence, and 3) rental of a secondary unit (listing of a owner-occupied two or 3 family building).

And just this week, the San Diego City Council passed an ordinance which restricts short-term rentals to hosts' primary residences only, while allowing for an additional auxiliary unit (such as a garage apartment or English basement) to be rented out. The bill includes tax remittance, licensing, platform compliance, an affordable housing impact fee, and a 3-year record-keeping requirement of short-term rental occupancy transactions. The key to this legislation lies in its accountability component: short-term rental operators must display a license number on all short-term rental advertisements.

Finally, just yesterday, in Airbnb's largest domestic market, the New York City Council unanimously[4] voted to make their short-term rental code even more stringent than it already was. The measure was co-sponsored by a whopping 44 of 51 members of the City Council. The ordinance[5] amended the short-term rental portion of the city's administrative code to require short-term rental platforms to provide monthly reports with addresses, legal names, URLs of advertisement, total number of days the unit was rented, total amount of fees, and other data about their listings to the Mayor's Office of Special Enforcement. These improvements come on the heels of a recent report from the Office of the New York State Comptroller[6] that links Airbnb to the city's soaring rental costs.[7]

Cities and states across the nation have taken aggressive steps to combat the ills that illegal hotels have brought to bear on residential neighborhoods. AHLA strongly urges the City of Baltimore to do the same. Thank you for your time.

Respectfully submitted,

Isabela Dorneles

State and Local Government Affairs
American Hotel and Lodging Association

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[4] http://legistar.council.nyc.gov/LegislationDetail.aspx?ID=3522047&GUID=BD0FAC13-E6DD-4C55-8376-CD82F1093402&Options=&Search=

[5] http://legistar.council.nyc.gov/LegislationDetail.aspx?ID=3522047&GUID=BD0FAC13-E6DD-4C55-8376-CD82F1093402&Options=&Search=

[6] https://comptroller.nyc.gov/reports/the-impact-of-airbnb-on-nyc-rents/

[7] https://www.cnbc.com/2018/05/03/airbnb-raises-nyc-rents-comptroller.html

gbc POSITION STATEMENT

POSITION STATEMENT PRESENTED TO THE BALTIMORE CITY COUNCIL'S TAXATION, FINANCE AND ECONOMIC DEVELOPMENT COMMITTEE

COUNCIL BILL 18-0189 – SHORT-TERM RENTALS – REGULATION AND TAXATION

July 19, 2018

SHAINA A. HERNANDEZ
DIRECTOR OF LOCAL GOVERNMENT AFFAIRS & STRATEGIC INITIATIVES
GREATER BALTIMORE COMMITTEE

Chairwoman Middleton, members of the committee, thank you for the opportunity to speak with you. My name is Shaina Hernandez, Director of Local Government Affairs and Strategic Initiatives for the Greater Baltimore Committee, and I am here to testify in favor of Council Bill 18-0189.

For six decades, the Greater Baltimore Committee has been the leading voice for the business community on issues relating to economic growth, job creation, workforce development, transportation and quality of life. Critical to GBC's mission to improve the business climate of the Greater Baltimore region is the need for a level playing field among the region's businesses and jurisdictions, as well as a predictable and consistent regulatory framework that businesses can rely upon to guide investment decisions.

Over the past several years, online platforms for short-term rentals such as Airbnb and VRBO have provided an important service to our city's visitors by expanding the field of available lodging options. While there is no doubt that additional lodging options also provide a benefit to the city's tourism industry, the proliferation of short-term rentals has produced some challenges due to the fact that there are not universal regulations governing this growing sector.

Council Bill 18-0189 seeks to provide a regulatory framework that will allow short-term rental hosts to continue to operate their small businesses, while at the same time ensuring that that all participants in the city's tourism industry are on a level playing field.

Under current law, hotels and bed and breakfasts must comply with all state and local regulations, have their licenses visibly posted, and are subject to periodic inspection. These entities are also subject to the city's 9.5 percent hotel tax which is meant to be levied on the cost of sleeping accommodations paid by all transient visitors. The hotel tax provides important revenues to the city and supports Visit Baltimore, the city's destination promotion arm. Short-term rental platforms do not face the same requirements and do not currently collect the hotel tax.

The Greater Baltimore Committee is not opposed to Airbnb and other online platforms. In fact, we support the innovations in the sharing and "gig economy" through online platforms, and we support an individual homeowner's right to rent a room in their primary and investment properties. However, we want to ensure a balanced and level playing field among hotel operators, B&B owners, and short-term rental hosts, and that the City of Baltimore is benefiting from appropriate tax revenue.

For these reasons and others, the Greater Baltimore Committee respectfully requests a favorable report of Council Bill 18-0189.

Downtown Baltimore Family Alliance
PO Box 12010 | Baltimore, MD 21281 |

July 18, 2018

Dear Council President Jack Young and members of the Baltimore City Council,

On behalf of the Downtown Baltimore Family Alliance please accept this letter of support for Council Bill 18-0189 – Short Term Residential Rentals – Regulation and Taxation. The Downtown Baltimore Family Alliance is committed to building a strong city that every family loves to call home. Propelled by the belief that thriving connected communities are key to strong families, the Downtown Baltimore Family Alliance connects communities and empowers families to have a voice in Baltimore's future. Across the city, we partner with schools, government, business and non-profit organizations to develop family-wise programs and policies that support strong schools, safe streets and vibrant neighborhoods.

As families committed to Baltimore city's children we know firsthand the impacts of underfunded schools and neighborhoods. Knowing that we are in a time of diminished state resources for schools our children miss out when our schools are underfunded. The tax revenue that could be generated by short-term residential rentals could be reinvested in our schools and neighborhoods. Not taxing these short-term rentals would be a missed opportunity. For this reason, DBFA supports Council Bill 18-0189 – Short Term Residential Rentals – Regulation and Taxation.

We also want to ensure that all Baltimore property owners are held to the same rules and regulations that promote safe and stable neighborhoods. We believe that all of our neighbors, whether renters, homeowners or a combination thereof should have an equal stake in safeguarding a sustainable tax revenue stream for Baltimore's residents and our next generation.

Thank you for your work to find a sustainable solution to this pressing matter.

On behalf of Baltimore City families,

Celeste Perilla

Celeste Perilla
Interim Executive Director
Downtown Baltimore Family Alliance

MHLA
Maryland Hotel
Lodging Association

Testimony in SUPPORT of
Council Bill 18-0189: Short-Term Residential Rentals – Regulation and Taxation
offered on behalf of the
Maryland Hotel Lodging Association

As the statewide trade association representing Maryland's $15.3 billion lodging industry[1], we wish to express support for Council Bill 18-0189.

Our industry willingly complies with tax obligations and numerous regulations designed to protect our guests and communities where we exist. It is only fair for those engaged in short-term rentals to also be held accountable for compliance with common sense regulations governing this activity. Currently, the playing field in Baltimore City and across the state is quite skewed as short-term rentals are growing exponentially without proper oversight and regulation.

We support the legislation before the Council for the following reasons.

1.) The primary residence requirement and 60 day cap on un-hosted rentals ensures the activity is truly "home sharing."

1

From a competitive standpoint, the lodging industry is especially concerned by the growth of what are essentially unlicensed hotels facilitated by platforms like Airbnb. A 2016 study from Penn State University[2] indicates many users of Airbnb have moved well past "home sharing" and are engaged in commercial or investment activity. Specifically, the study shows that a significant portion of Airbnb's revenue is driven by hosts that are either multiple-unit operators renting two or more units, or full-time operators who rent their unit(s) 360 or more days per year. In either case, this is unregulated business activity – and it accounts for nearly 40 percent of Airbnb's fee revenue.

This bill offers flexibility for hosted rentals to occur in a primary residence without limits, and the 60 day cap on un-hosted rentals accommodates the average Airbnb Maryland host who is sharing their home just 51 days each year[3]. It goes beyond what has been

[1] Maryland hotels support $15.3 billion in sales, including hotel revenue, guest spending, and taxes. For more information, visit www.ahla.com/who-we-are. Figures based on 2015 data.
[2] *See* From Air Mattresses to Unregulated Business: An Analysis of the Other Side of Airbnb (https://www.ahla.com/sites/default/files/Airbnb_Analysis_Oct_2016_0.pdf); *see also* Hosts with Multiple Units – A Key Driver of Airbnb's Growth (https://www.ahla.com/sites/default/files/CBRE_AirbnbStudy_2017.pdf), CBRE Americas Research, March 2017.
[3] *See* Maryland families made $42 million last year from Airbnb, Baltimore Business Journal, January 22, 2018

20 Ridgely Ave • Suite 309 • Annapolis, MD • 21401 WEB MDLodging.org TEL 410-974-4472 FAX 410-885-6862 EMAIL mhla@mdlodging.org

San Diego council votes to limit Airbnb rentals to primary residences only

San Diegans who back restrictions on short-term vacation rentals stand up during public comments at the City Council meeting Monday. The council voted 6-3 to outlaw vacation rentals in secondary homes, limiting short-term stays to one's primary residence only. (Nelvin C. Cepeda / Union-Tribune)

By **Lori Weisberg and Rob Nikolewski**

JULY 16, 2018, 8:40 PM

In a move that will dramatically alter San Diego's home sharing landscape, the City Council Monday voted to outlaw vacation rentals in secondary homes, limiting short-term stays to one's primary residence only.

The effect of the action will be to curtail investor activity in the short-term rental market while also barring residents and out-of-towners from hosting short-term stays in multiple properties other than where they reside.

While the council was expected to weigh a special exemption for longstanding Mission Beach vacation rentals that already had paid required transient occupancy taxes, a council majority was not willing to go along with that. Roughly 44 percent of the housing stock in Mission Beach, long a popular destination for vacationers, is estimated to be short-term rentals.

The council vote was 6 to 3, with council members Scott Sherman, David Alvarez and Chris Cate dissenting.

One exception was made for San Diegans who have additional units on the same property as their residence, as in a duplex. In those instances only, a resident would be able to get a license for a second vacation rental. While not part of Monday's action, council members said they would like to revisit the issue of granny flats, which under current rules, could not be used for vacation rentals.

The crackdown on Airbnb-style rentals has the potential to affect as many as 80 percent of the city's more than 11,000 vacation rentals, estimated Elyse Lowe, the mayor's director of land use and economic development policy.

"Today's vote by the San Diego City Council is an affront to thousands of responsible, hard-working San Diegans and will result in millions of dollars in lost tax revenue for the City," Airbnb said in a statement to the U-T. "San Diego has been a vacation rental destination for nearly 100 years and today's vote all but ensures activity will be forced underground and guests will choose alternative destinations."

The action, following a more than six-hour-long, sometimes emotional hearing, marks a striking departure from the centerpiece of a compromise proposal crafted by Mayor Kevin Faulconer's office over the last several months in response to multiple failed efforts by council members over the last three years to legalize rentals popularized by Airbnb.

His plan would have permitted vacation rental hosts to rent out their primary residences while they are not present for up to six months a year — plus one additional home with no limit on the number of days annually. The council-approved plan, led by Coucilwomen Barbara Bry and Lorie Zapf, would still limit short-term rentals of one's primary home to six months.

While Faulconer's effort at a compromise was more restrictive than a proposal floated late last year by four council members, pressure has been increasingly building in recent weeks from the hard hit beach communities, as well as from organized labor and the California hotel lodging industry association, which had lobbied hard to get the city to rein in vacation rentals.

The new regulations, which will govern the renting out of rooms while the host is present, as well as an entire home when the resident is not present, will go into effect by July of 2019.

"I wasn't elected to serve the interests of out-of-town investors but our District 2 constituents who have spoken for years of abuses of short term rentals in their neighborhoods," said Zapf, who represents many of the beach communities. "Our neighborhoods should not be treated like a game of Monopoly ... while our long-term residents suffer. This is by no means the ideal solution but it's as close as we've gotten to getting some relief."

In another dramatic change, the council decided to not exempt Mission Beach, long a haven for vacation rentals, from the citywide regulations, as Faulconer had originally proposed. Earlier in the day, the mayor had released a memo saying he no longer favored allowing unlimited rentals in the community but did support grandfathering in existing rentals that had paid the required transient occupancy tax to the city.

According to Lowe, there are about 100 short-term rentals in Mission Beach that have registered to pay the city's room tax. It's not clear how many of those are primary residences.

Gary Wonacott, Mission Beach Town Council president, was happy with the council vote, having fought for years for tighter regulations.

"It's pretty emotional, really," Wonacott said, his voice breaking for a moment. "We get our community back ... I think this gives us a chance to get some young families back in."

While a number of changes were made to Faulconer's multi-pronged approach to regulating the proliferation of vacation rentals, he said he was pleased that it helped finally yield concrete action from the council.

"I introduced my compromise proposal to help the City Council find enough common ground so they could pass comprehensive short-term rental laws, and with the additional amendments made today we've finally achieved that goal," Faulconer said in a statement. "As I've said repeatedly, the most important thing is that we have an established set of rules that protects neighborhood quality of life through increased oversight and enforcement," Faulconer said in a statement.

Despite the change in who will be allowed to host vacation rentals, several other parts of Faulconer's framework for regulations remained, including the imposition of three-night minimum stays in the more saturated coastal areas and downtown San Diego. In addition, all short-term rentals of entire homes will be subject to a steep licensing fee of $949 annually — believed to be the highest in the country. The revenues will be used to fund new code enforcement positions in multiple departments, although with fewer short term rentals that would be paying the fee, the calculation may have to be readjusted.

Short-term rental hosts will also have to pay an affordable housing fee of $3.96 for whole-home rentals and $2.73 for those renting out a room in their home while they are present.

In a move to crack down even further on short-term rentals, the council added a provision that will require a more onerous permit process for homes with four or more bedrooms.

The new regulations also are designed to require compliance by the online platforms themselves, who would be subject to stiff penalties for failing to help ensure their hosts are registered.

Councilman Chris Cate, who has long favored a more permissive approach, said after the hearing he is worried about whether it can withstand legal challenge

"I am deeply disappointed in the proposal adopted by the Council relating to short-term rentals," he said on Twitter. "After nearly four years of debate and discussion, a reasonable compromise was before us that would balance neighborhood protections with our thriving tourism economy. Instead, the Council chose a path that is not only unenforceable and subject to legal challenge, but would drive the activity underground, resulting in the loss in millions of dollars in revenue that funds public safety officers and the repairing of city streets."

The California Coastal Commissio[illegible]hich has long supported vacation re[illegible]s as an affordable alternative to pricier hotel stays along the coast, will also have to weigh in. Last week the commission sent a letter to council members reminding them of the importance of the role such rentals play in ensuring affordable access to the coast.

Former San Diego City Attorney Jan Goldsmith, who appeared at the hearing on behalf of Airbnb and HomeAway, warned that legal challenges could follow. So, too, did Jonah Mechanic, who runs a vacation rental company and is president of Share San Diego, a group supporting more permissive rules governing vacation rentals.

He said the vote was "made on feelings, propaganda and fear-mongering and not on facts" and predicted the new rules will be challenged in court.

In the decade since Airbnb popularized the home sharing industry, San Diego's estimated inventory of vacation rentals has grown to more than 11,000, the majority of which are entire homes that are being rented out for short-term stays, according to the data analytics firm Host Compliance

In taking the action it did on Monday, the council is following the lead of other big cities, like San Francisco, New York and Paris, which, too, have limited short-term rentals to residents' primary homes.

Pressure has been building to take some action for several years amid complaints from residents that rotating cycles of vacationers are disrupting their quiet neighborhoods and depleting the supply of long-term housing. Vacation rental hosts counter that their tenants have been a boon to the economy and that platforms like Airbnb and HomeAway provide them extra revenue to help meet their financial obligations.

Councilwoman Bry predicted that the new rules will be defensible in court and still provide an avenue for extra income for residents.

"This is a great day for San Diego because we passed an ordinance that will protect our precious housing stock and still allow people to do home-sharing to make ends meet," she said minutes after the council session ended. "This is not a ban. This allows home-sharing and this allows someone to rent out their whole house on a short term basis up to six months a year. This is the original spirit of Airbnb.".

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Twitter: @loriweisberg

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This article is related to: Mission Beach, Kevin Faulconer, San Diego City Council, Airbnb

Maryland BED & BREAKFAST ASSOCIATION
407 Second Street, Pocomoke City, MD 21851 Telephone: 443-437-7577
www.marylandbb.com
info@marylandbb.com

TESTIMONY IN SUPPORT of City of Baltimore Council Bill 18-0189
OFFERED ON BEHALF OF THE MARYLAND BED & BREAKFAST ASSOCIATION

On behalf of the Maryland Bed & Breakfast Association, I am writing to express support for the City of Baltimore Council Bill 18-0189 – Short Term Residential Rentals – Regulation and Taxation.

Perhaps the most important difference between a Maryland Bed and Breakfast Association member and any other lodging is our system of quality assurance. All inns must comply with all state and local regulations and have their licenses visibly posted. Our members are inspected periodically. We do so to succeed as small businesses and in the interest of laws ultimately written to protect consumers.

Short-term rental platforms, such as Airbnb, help their hosts circumvent state and local regulations. An Airbnb host can be online in a matter of hours, detached from the normal reality of opening a brick-and-mortar commercial establishment. For the Airbnb host, requirements like proper insurance, health and safety inspections and compliance with local zoning are simply disregarded. This is unfair to law-abiding bed and breakfast owners who pride themselves on complying with regulations and providing a positive consumer experience.

The Maryland bed and breakfast community is not advocating for the end of the sharing economy or the online platforms, like Airbnb, that support it. *We simply seek compliance with existing regulations.* There has been no urgency to ensure these regulations be applied equitably, including the collection of state sales and local occupancy taxes. This puts members of our association at a real financial disadvantage and does little to ensure the safety of customers who choose to stay overnight in the state of Maryland.

The Maryland Bed & Breakfast Association supports this legislation which would create a comprehensive framework for modernizing the regulation of short-term rental platforms in Baltimore, and ensure all hosts engaged in renting accommodations respect existing rules in the city and around the state. We respectfully request a favorable report.

Sincerely,

Mona Margarita, PhD
President
Maryland Bed & Breakfast Association

Johnson Jr., Samuel

From: Middleton, Sharon
Sent: Thursday, July 19, 2018 10:09 AM
To: Johnson Jr., Samuel
Subject: Fwd: Short Term Rentals

Fyi

Sent from my Verizon, Samsung Galaxy smartphone

-------- Original message --------
From: Jenny Schroeder <jschroeder4035@gmail.com>
Date: 7/19/18 9:27 AM (GMT-05:00)
To: City Council President <City.CouncilPresident@baltimorecity.gov>, "Cohen, Zeke" <Zeke.Cohen@baltimorecity.gov>, "Scott, Brandon" <Brandon.Scott@baltimorecity.gov>, "Dorsey, Ryan" <Ryan.Dorsey@baltimorecity.gov>, "Henry, Bill (email)" <Bill.Henry@baltimorecity.gov>, "Schleifer, Isaac" <Isaac.Schleifer@baltimorecity.gov>, "Middleton, Sharon" <Sharon.Middleton@baltimorecity.gov>, "Pinkett, Leon" <Leon.Pinkett@baltimorecity.gov>, "Burnett, Kristerfer" <Kristerfer.Burnett@baltimorecity.gov>, "Bullock, John" <John.Bullock@baltimorecity.gov>, "Reisinger, Edward" <Edward.Reisinger@baltimorecity.gov>, "Costello, Eric" <Eric.Costello@baltimorecity.gov>, "Stokes, Robert" <Robert.Stokes@baltimorecity.gov>, "Sneed, Shannon" <Shannon.Sneed@baltimorecity.gov>, "Clarke, Mary Pat" <MaryPat.Clarke@baltimorecity.gov>
Subject: Short Term Rentals

Dear Baltimore City Council,

I am a Baltimore City Resident, Homeowner, and Taxpayer. The recent news I've heard about strict regulations on short term rentals in Baltimore is sad to hear. I believe this city needs as many tourists and visitors as possible to raise tax revenue for this city, and to give travelers the chance to experience baltimores unique neighborhoods. Baltimore has a very bad image and banning tourists an avenue on which to visit this city and spend money in our small businesses is very disturbing. I am in support of Short Term Rentals and whole home rentals being taxed but do not agree with the 60 day per calendar year cap. As a resident in this city, its disturbing to know that you're using my tax dollars to regulate and ban short term rentals in this city that could provide vital tax revenue that baltimore city desperately needs. I ask that you amend this bill to remove the 60 day cap.

Thank you,

Jennifer Schroeder

Johnson Jr., Samuel

From: Davis, Liam
Sent: Thursday, July 19, 2018 4:17 PM
To: Johnson Jr., Samuel
Cc: Sarah Howell; Kunst, Kara
Subject: RE: Support Four Amendments to Bill 18-0189 (Short Term Rentals) & Baltimore Hosts Coalition

Sam,

Would you be able to place this in the bill file?

Protecting Communities
Creating Jobs
Strengthening Accountability
Investing in Youth

LIAM F. DAVIS
Legislative Assistant
Office of City Council President Bernard C. "Jack" Young
100 Holliday Street, Room 400, Baltimore, MD 21202
Office: 410-396-4804 Cellular: 443-602-2124 Fax: 410-539-0647
Email: liam.davis@baltimorecity.gov
Website: www.baltimorecitycouncil.com
Twitter Facebook Subscribe to Jack's Journal

From: Sarah Howell [mailto:sarah.f.howell@gmail.com]
Sent: Tuesday, July 17, 2018 11:57 PM
To: Davis, Liam <Liam.Davis@baltimorecity.gov>
Subject: Support Four Amendments to Bill 18-0189 (Short Term Rentals) & Baltimore Hosts Coalition

Hello Liam,
I hope you can share with the committee members my support for the amendments to proposed bill 18-0189.

I support Baltimore's short-term rental hosts and the amendments proposed by the Baltimore Hosts Coalition to City Council Bill 18-1089. I fully support all efforts to ensure these owners operate safely and legally, and pay their fair share of taxes to support our City at a time when Baltimore City and its neighborhoods need more income and tourist dollars, not less! I reject the anti-competitive regulations proposed in the original version of this bill and support the four amendments listed below.

Proposed Amendments to City Council Bill 18-0189

1. Remove the 60 day cap on the number of nights they can operate: *If licensed and taxed like other businesses, short term rentals should be allowed to operate 365 days a year, like a business or a hotel.*

2. Remove the limit on the number of licenses allowed to be purchased by hosts: *don't limit small businesses and taxes for the city.*

3. No taxation, without representation: *the occupancy taxes paid by short term rental guests will fund Visit Baltimore's activities, so short term rental hosts should have a say in what happens to their funds.*

4. Change the definition of transient guests from 90 days to 30 days: *to ensure that traveling nurses, medical residents, students, professors, patients getting long term treatment at our world renowned medical institutions and others are not limited by the availability of furnished homes for extended stays.*

These hosts and small business owners bring vital tourist dollars to all parts of Baltimore's economy, its neighborhoods, and its locally owned businesses. Whether renting out a room in their home, a whole home, or multiple homes, each host plays an important role in our city. Baltimore hosts are tax paying citizens who live, work and spend their money and profits here in Baltimore City.

I oppose the restrictions on the number of days a year these hosts can operate their businesses or open new locations. City residents should be afforded the same opportunity to operate and grow their business as any other legitimate business. These short term rental guests visit our neighborhoods to experience our charm, food, drink, services, and goods and spend hundreds of thousands of dollars. *This cap will decrease the number of visitors and tourist dollars being spent in neighborhoods at a time when many small businesses in our city are struggling.*

Baltimore Hosts are civic-minded residents who support neighborhood and nonprofit organizations working to improve our city and neighborhoods. These amendments will allow small businesses and homeowners who have invested in our city to continue to operate their businesses and encourage them to re-invest in Baltimore City!

All Baltimore City property owners should be allowed to legally rent all or part of their property as a short term rental in order to pay their bills should their personal or financial circumstances change.Do not pass anti-competitive regulations in favor of the hotel industry that inhibits potential buyers from purchasing property in Baltimore City because they fear limits on future use of their property.

I am asking you to support these hosts and reject anti-competitive regulations dictating how much or where Baltimore's tax paying residents can work. I hope you will support these amendments and a fairer short-term rental law that will benefit all of Baltimore's businesses, residents and families.

Thank you!

Sarah Howell

Sulgrave Ave, Baltimore MD

Sarah Howell
(e) sarah.f.howell@gmail.com
(m) 703.629.6844
Sent from my mobile device.

Johnson Jr., Samuel

From: Middleton, Sharon
Sent: Thursday, July 19, 2018 9:01 PM
To: Patrick Campbell
Subject: Re: Today's Short Term Housing Bill

Good evening Ms. Campbell:

Thank you!

Thank you for sharing your viewpoint and summary of today's hearing. The hearing was very productive and added additional details.

I will add your pertinent opinion to the bill file, as the committee prepares for a date, and gathering of data for discussion during our work session.

Thank you for your patience and dedication as we continue to move forward with this important matter.

We will keep you posted!

Sincerely,
Sharon Middleton

Sent from my Verizon, Samsung Galaxy smartphone

-------- Original message --------
From: Patrick Campbell <patrick.campbell.dc@gmail.com>
Date: 7/19/18 8:30 PM (GMT-05:00)
To: "Middleton, Sharon" <Sharon.Middleton@baltimorecity.gov>
Subject: Today's Short Term Housing Bill

Dear Chairwoman Middleton,

It was a delight to be in court with you today for the hearing on Baltimore short term housing.

I have never been to a hearing like this and am VERY impressed with your leadership and providing a very fair and orderly proceeding.

I wanted to sincerely thank you for making the comment that "we're just getting started" at the end of my testimony today. That was VERY encouraging.

I wanted to summarize what I thought about during and after today's hearing:

- It was VERY clear based on the questions that Councilman Costello was asking that they **did not have enough relevant data** to make any kind of policy decision about the impact of their bill. He asked a number of questions about the Airbnb statistics as

well as informally polling us in this venue at this late stage, which to me was more evidence that there has not been enough homework done about such a blanket bill that could have vastly unintended consequences.

- Many of the constituents in support of the bill were often quoting statistics and comparisons that are not pertinent to our unique community here in Baltimore and it made me very uneasy. It made me think that we are going down a very bad path without the proper research.
- There is a WIDE WIDE range of short term housing scenarios in the city from Federal Hill to the outskirts of West Baltimore. The one highlighted about the "hotel like" crowd in Federal Hill could be managed individually instead of "punishing" all the good things that are happening from all the other rentals.
- I REALLY do wish that this bill could be broken up and just start with the hotel tax that Airbnb can administer quite easily like they did in DC. Once the money starts flowing in that direction, the other issues might be less severe.
- We really do have enough quaint anecdotal evidence of a super thriving short term rental market economy in Baltimore BUT WE NEED THE NUMBERS. We need the numbers. In the meantime, let's move forward with what EVERYONE agrees on. The taxes.

Thanks for your time and please let me know any questions or comments you have. I would love to attend or help with any of the discussions you plan to have in the future.

Sincerely,

Patrick Campbell
410-245-3558

Testimony by Linda Benston

Housekeeper at the Hilton Baltimore and
member of UNITE HERE Local 7
Before the Baltimore City Council
Taxation, Finance and Economic Development Committee

Short-Term Residential Rentals – Regulation and Taxation

Council Bill 18-0189

July 19, 2018

Good morning Councilwoman Green Middleton. My name is Linda Benston. I am a long-time resident of Baltimore City. This is my first time visiting the City Council.

For the past ten years I have worked as a hotel housekeeper at the Hilton Baltimore. I am here to speak on behalf of the thousands of hourly paid men and women who work in Baltimore City's Hotel Industry. We welcome travelers from all over the world who come to our town for business and pleasure.

Like all hotel workers I really depend on my job. My husband and I work hard. Together with his job and mine we have raised two children and have built our lives. When I started at the Hilton my youngest was 13. I had her on my health insurance at work. Thanks to the Union we have regular raises and my earnings have gone up. Four years ago my husband and I were able to buy a house here in Baltimore. Now my kids are grown but my mother started living with us a year ago after her husband died. My family and I really depend on my job at the Hotel.

I am here to speak in favor of strict regulation and limiting of "Short Term Residential Rentals" in Baltimore. Right now these short term rentals can operate as unregulated hotels and take room nights away from regulated hotels like the Hilton Baltimore. Housekeepers on average clean 14 rooms a day. So for every 14 overnight stays booked through a company like AirBnB, a housekeeper loses a day of work. That is 20% of her weekly income. We can't afford that.

I have seen the hotel industry grow in Baltimore. The city government has encouraged this growth. Why are you allowing Short Term Residential Rentals to undercut all of the work that has been done to build up this part of our economy. Thousands of us depend on these jobs.

I want to urge you to pass a strong law that will regulate and limit short term residential rentals in Baltimore.

Thank you.

Testimony by Roxie Herbekian

President of UNITE HERE Local 7

Before the Baltimore City Council

Taxation, Finance and Economic Development Committee

Short-Term Residential Rentals – Regulation and Taxation

Council Bill 18-0189

July 19, 2018

Good morning Councilwoman Green Middleton and members of the committee. It is not often that you see UNITE HERE Local 7, a labor union that represent Hospitality workers in Baltimore, and the Hotel Industry come before the Council on the same side of an issue. But that is the case today on the issue of limiting and regulating Short-Term Residential Rentals in Baltimore City.

For the reasons explained by Linda Benston and others. UNITE HERE has pursued legislation similar to the bill before you today in several cities and counties. I'm going to briefly enumerate the reasons that regulation and limiting of short term residential rentals is important for our city and then identify specific ways that Bill 18-0189 can be strengthened so that the desired out come is in fact realized.

There are three main reasons why Baltimore Hotel workers support this legislation and the recommendation we ae making today.

1) The negative impact that unregulated hotels enabled through platform booking is has on workers in legitimate hotel operations
2) Rental units that could be available for housing are being removed from the market and turned into hotel rooms, this is pushing up rents. Most of our member rent and are already feeling the pinch of rising monthly rents and fear being priced out of the city.
3) Loss of revenue to the city, because the short term residential rentals are operating as hotels but not paying the hotel tax.

Let me also say that we have not objection to Hosted Rentals as outlined in the legislation which permits a home owner to rent out a room or portion of their home to transient guests while they are present in the dwelling. I do think however there are legitimate concerns from people who live in residential areas not wanting to live next door to what will essential be a hotel operated out of their neighbor's house or apartment in a neighborhood not zoned for lodging.

The City of Baltimore has invested a lot in developing the Hotel and Convention industry. There have been many, many heated discussions in these chambers about providing tax incentives such as PIOILTS and TIFFS to hotel developers. Proponents argue that that it is worth it to the city to forego future tax revenue to have a hotel built because it will develop a part of town and because it will provide jobs to city residents. In some of these arrangements they City can and does get revenue from a property if certain criteria is met. In the case of the Hilton Baltimore the City is an owner itself. It is important that this legislation serve to protect Baltimore's investment. The beninfit to the city is always "back loaded" in these arrangements.Allowing unregulated hotels which is the case currently simply undercuts the legitimate hotels and hotel workers and the City's investment in the industry.

Another theme that has been debated in these chambers is affordable housing. We absolutely oppose the "second" dwelling option in this bill. In reduces the supply of rental units and therefore pushes up rents. Secondly it will allow a lodging business to operate in an area that is not zoned for commercial lodging. If someone wants to go into the lodging business they can do so through legitimate means following he zoning and laws on the City.

And lastly loss of revenue has been huge. Bill 18-0189 provides for a 9.5% hotel tax to be paid by the platform or the host. Which is much needed an we agree that it must be collected and put to good use for the benefit for the residents of Baltimore.

S you can see, UNITE HERE Local 7 agrees with the general direction and spirit of Bill 18-0189

Today we are urging that the Bill be strengthened in a few areas.

1. The definition of Permanent Residence. The current Bill say 180 days annually. This opens the door for someone claiming the residence but not actually living there. We would like see 270 days.
2. Unhosted Rentals. The Bill allows someone to engage in short term residential rentals in their home and one additional dwelling. This will only serve to perpetuate the problems that have brought us here today. We would like the see the allowance of the additional Unhosted dwelling stricken from the Bill. This appears in a few different sections of the legislation.
3. Reporting and regulation. This is very important because there has to be a way to enforce the regulations and apply the penalties when appropriate. The reporting requirement should be strengthened by having the platform and the host submit the report to the Department of Finance not simply keep their own records. These reports should be available to the public. We also suggest, that for the privacy of the transient guest that the name and address of the guest not be included in the report but rather require that it be made available if requested by the City for verification purposes.

There are some other areas where enforcement can be strengthen in the section of denial, suspension and revocation of license. Platform and host should be cited specifically.

4. Under the section on the Hotel Room Tax. It appears to have a loop hole for a short term residential unit that has sleeping accommodation for five persons or less that needs to be closed. In the section under Collection platform and host also identified, not just hotels.
5. Lastly on the destination of money collected by the city in the form of a tax on short term residential rentals, We would like this see this money go into the Baltimore Affordable Housing Trust Fund to address the growing problem of permanently affordable housing in our city.

Thank you for the opportunity to speak to you this morning. We look forward to continuing to work with the Council to fashion a Bill that servers the hard-working hotel industry employees and residents of Baltimore.

HJM HARRISJONES & MALONE, LLC

2423 MARYLAND AVENUE
SUITE 100
BALTIMORE, MARYLAND 21218

LISA HARRIS JONES
DIRECT DIAL: (410) 366-1500
FAX NUMBER: (410) 366-1501
lisa.jones@mdlobbyist.com

On behalf of Airbnb, Harris Jones & Malone, LLC submits the following testimony concerning City of Baltimore Council Bill 18-0189:

July 19, 2018

Baltimore City Council
Committee on Taxation, Finance and Economic Development
100 N. Holliday Street
Baltimore, MD 21202

Dear Madame Chairman and Members of the Taxation, Finance and Economic Development Committee:

My name is Will Burns and I am the Maryland Public Policy Director for Airbnb. Thank you for the opportunity to share our community's perspective on home sharing at this week's hearing on Bill 18-0189. We are aware that the ordinance will likely be amended before final passage, and we appreciate the Council's openness to other ideas on how short-term rentals should be regulated.

First, it is important to discuss the characteristics of the Airbnb host community in Baltimore City. According to our data, in 2017, there were 1200 active hosts in the city. 83 percent of our hosts have only one listing on the platform. The majority of our hosts, 53 percent, are women and the median age of our hosts is 41. 54 percent of our listings in the city are private rooms - meaning that the host is present during the short-term rental. Entire home listings comprise only 45 percent of the listings. Finally, the typical host is earning $6300 per year.

These data indicate that our host community is largely comprised of individuals who are occasionally renting out a room or their home to earn extra income or help ends meet. Consequently, we believe that there should be relatively light regulatory obligations for hosts renting out their primary residence or a room in their primary residence. Given the possible lag period in approving an STR registration we suggest that hosts be allowed to rent while the registration application is pending with the city.

As you heard in the hearing, our hosts strongly oppose a night cap on entire home rentals and are concerned about the proposed limitation on the number of entire home listings that can be rented. We echo their concerns and strongly encourage the city to consider removing night caps from the ordinance, or significantly increasing the number of nights permitted, and to take another look at the entire home unit restriction.

We also believe that renters should be allowed to host as well. Several jurisdictions allow renters to attest that they have the permission of their landlord.

Finally, along with other platforms, Airbnb is opposed to the platform liability provisions in the ordinance, which run afoul the federal Communications Decency Act. We are willing to discuss other data sharing tools that help policymakers understand short term rental activity while preserving our users' privacy and federal due process protections.

Once again, we stand ready to work with the City Council and other policymakers to develop fair rules for home sharing in Baltimore.

POSITION STATEMENT

POSITION STATEMENT PRESENTED TO THE BALTIMORE CITY COUNCIL'S TAXATION, FINANCE AND ECONOMIC DEVELOPMENT COMMITTEE

COUNCIL BILL 18-0189 – SHORT-TERM RENTALS – REGULATION AND TAXATION

July 19, 2018

SHAINA A. HERNANDEZ
DIRECTOR OF LOCAL GOVERNMENT AFFAIRS & STRATEGIC INITIATIVES
GREATER BALTIMORE COMMITTEE

Chairwoman Middleton, members of the committee, thank you for the opportunity to speak with you. My name is Shaina Hernandez, Director of Local Government Affairs and Strategic Initiatives for the Greater Baltimore Committee, and I am here to testify in favor of Council Bill 18-0189.

For six decades, the Greater Baltimore Committee has been the leading voice for the business community on issues relating to economic growth, job creation, workforce development, transportation and quality of life. Critical to GBC's mission to improve the business climate of the Greater Baltimore region is the need for a level playing field among the region's businesses and jurisdictions, as well as a predictable and consistent regulatory framework that businesses can rely upon to guide investment decisions.

Over the past several years, online platforms for short-term rentals such as Airbnb and VRBO have provided an important service to our city's visitors by expanding the field of available lodging options. While there is no doubt that additional lodging options also provide a benefit to the city's tourism industry, the proliferation of short-term rentals has produced some challenges due to the fact that there are not universal regulations governing this growing sector.

Council Bill 18-0189 seeks to provide a regulatory framework that will allow short-term rental hosts to continue to operate their small businesses, while at the same time ensuring that that all participants in the city's tourism industry are on a level playing field.

Under current law, hotels and bed and breakfasts must comply with all state and local regulations, have their licenses visibly posted, and are subject to periodic inspection. These entities are also subject to the city's 9.5 percent hotel tax which is meant to be levied on the cost of sleeping accommodations paid by all transient visitors. The hotel tax provides important revenues to the city and supports Visit Baltimore, the city's destination promotion arm. Short-term rental platforms do not face the same requirements and do not currently collect the hotel tax.

The Greater Baltimore Committee is not opposed to Airbnb and other online platforms. In fact, we support the innovations in the sharing and "gig economy" through online platforms, and we support an individual homeowner's right to rent a room in their primary and investment properties. However, we want to ensure a balanced and level playing field among hotel operators, B&B owners, and short-term rental hosts, and that the City of Baltimore is benefiting from appropriate tax revenue.

For these reasons and others, the Greater Baltimore Committee respectfully requests a favorable report of Council Bill 18-0189.

July 19, 2018

Baltimore City Council
Baltimore City Council
City Hall
100 N. Holliday Street, Suite 400
Baltimore, Maryland 21202

Re: *Proposed Regulations for Short-Term Rentals*

Dear Mayor Pugh and Members of the Baltimore City Council,

I write to you on behalf of Expedia Group and its family of travel brands, including vacation rental leaders HomeAway and Vacation Rentals By Owner (VRBO), to express our concerns with the proposed short-term rental regulations.

Across North America, Expedia Group is supporting legislative efforts toward fair, commonsense, and evidence-based regulation of the short-term rental industry and is committed to fostering an affordable, accessible, and responsible short-term rental marketplace in compliance with local regulations. We understand that City Council shares similar goals. However, for the reasons discussed below, certain aspects of the proposed regulations will not advance these goals and will, in fact, create harmful unintended consequences.

We are particularly concerned that the proposed regulations would require online platforms to verify the validity of a homeowner's short-term rental license and submit individual users' private, personal information, on demand, to the City. This proposal is unworkable, legally flawed, and raises serious privacy concerns.

By way of background, HomeAway and VRBO are websites that allow property owners to advertise their properties for rent to travelers. HomeAway does not itself own, manage, or control the rental properties. It is not a representative of owners or travelers, nor is it a party to transactions entered between owners and travelers. Property owners supply the content of their listings and decide when their property is available for rent and at what price. The Terms and Conditions to which all website users must agree say that property owners who list their properties with HomeAway are responsible for and agree to abide by all laws related to their rental property.

The proposed law would mandate hosting platforms police short-term rentals by verifying if a homeowner holds a valid short-term rental license. But there is no mechanism for the hosting platform to verify the validity of a license issued by the City. Baltimore would be the first city to require *platforms* to verify the validity of a government-issued license. Other cities have recognized that verification by platforms—as opposed to the city itself—is unworkable.

The proposed law would also require platforms to provide the following information about its owners and rental activity to the City "upon request": the address of the property; the name of the person offering the property; the date of the booking transaction; the name and address of the transient guest who booked the short-term residential rental; the start and end dates of the short-term residential rental; the rent and other fees charged by the host and by the hosting platform for providing or facilitating the short-term residential

rental and related services; and any other information required by the rules and regulations adopted under the particular subtitle.

That proposal raises serious privacy and legal concerns. The open-ended provision that allows "*any* other information" that the City wants after the fact allows for arbitrary action by unelected officials. Baltimore would also be the first jurisdiction requiring data reporting of *guest* names and addresses. Apart from privacy concerns, it is difficult to see how that information serves regulatory goals, unless the City is planning on prosecuting guests, too. Nor does it appear that this information would be shielded from public records requests. That is alarming. There have been multiple reports of the hotel industry hiring private detectives to investigate short-term rental operators, and having this kind of host and guest information would be a boon to those efforts. At the very least, we ask the Council to make clear that any personal information provided to the City will remain confidential.

Second, under a federal law, the Stored Communications Act (SCA), a subpoena is required for a governmental entity to obtain basic subscriber information, which includes information like the owner's name and address. 18 U.S.C. §2703(c)(2). The City's proposed law violates the SCA by requiring that information—and more—to be supplied without a subpoena. HomeAway litigated that issue in Portland, Oregon, and a federal court agreed that a subpoena was necessary. Portland could not get that information by passing a law saying that platforms had to provide it. Baltimore's proposed law suffers from the same flaw.

Notably, the SCA provides a private cause of action to individuals whose information is provided to a governmental entity in violation of the statute's dictates, including the recovery of attorneys' fees. 18 U.S.C. § 2707. Thus, the City's proposed report requirements would thus expose platforms to civil liability. The City's law puts hosting platforms in between a rock and a hard place.

That being said, we stand ready to help craft data-sharing regulations like those that exist in other cities without running afoul of the SCA. We suggest that something similar would be appropriate here. For example, the following cities have adopted these data-sharing requirements for aggregated and/or anonymized data:

In **New Orleans**, monthly reports of

- number of listings
- number of nights each listing was booked the previous month
- number of nights each listing is reserved for the remainder of the calendar year

In **Chicago**, reports every two months of

- total number of short-term rentals listed on the platform during reporting period
- total number of nights that each short-term rental was rented to guests during the applicable reporting period
- number of nights that each short-term rental is booked for rental during the remainder of the calendar year

In **Las Vegas**, quarterly reports of

- number of bookings, listings, and operators
- average number of bookings per listing
- current year-to-date booking value

- current year-to-date revenue collected from all short-term residential rentals through the hosting platform, disaggregated by operator
- average length of a short-term residential rental

In **St. Paul**, quarterly reports of:

- number of listings by zip code
- number of nights listings within a zip code were rented over the past quarter

In **Seattle**, quarterly reports of:

- total number of short-term rental listings on platform during the last quarter
- total number of nights all short-term rentals on platform were rented during the last quarter

Finally, under another federal law, the Communications Decency Act (CDA), the City cannot penalize platforms for publishing content provided by third-parties, which is what the property listings are. But that's exactly what this law does. As written, hosting platforms cannot "advertise, list, or otherwise facilitate booking transactions for a short-term residential rental … without having verified … that the license of the host is valid and that the address of the dwelling unit matches the address listed for the license."

The CDA provides: "No provider or user of an interactive computer service shall be treated as the publisher or speaker of any information provided by another information content provider." 47 U.S.C. § 230(c)(1). The law bars liability "under any ... local law that is inconsistent with this section." *Id.* § 230(e)(3). Section 230 provides broad immunity to online providers like HomeAway against attempts to impose obligations stemming from the publication of third-party user listings and advertisements.

For example, in January 2017, the City of Portland, Oregon, passed an ordinance that expressly imposed liability on hosting platforms for advertising unregistered short-term rentals. Portland City Code 6.04.060 (platforms may not "advertise or otherwise represent that an accessory Short-Term Rental is available for Occupancy unless" the "Operator has registered" with the City). After HomeAway challenged that provision as preempted by Section 230, the City conceded in a court filing that it could not defend that provision. *HomeAway.com Inc. v. City of Portland*, No. 3:17-cv-00091 (D. Or.), Dkt. No. 30, p. 5 ("The City acknowledges that Section 230 ... prevents the City from holding HomeAway liable for its hosts' failure to post their permit information in advertisements hosted by HomeAway."). The court thus enjoined that aspect of Portland's law. Baltimore's proposal is similarly vulnerable to legal challenge.

Thank you for considering these concerns. We look forward to continuing to work with the Baltimore City Council toward a regulatory framework that works for the City of Baltimore, its residents, and the traveling families who wish to visit.

Sincerely,

Joseph Montano
Government Affairs Manager, Baltimore
Expedia Group

NetChoice *Promoting Convenience, Choice, and Commerce on The Net*

Carl Szabo, Vice President and General Counsel
1401 K St NW, Suite 502
Washington, DC 20005
202-420-7485
www.netchoice.org

July 18, 2018

Councilmember Bernard C. "Jack" Young, President
100 Holliday Street
Suite 400
Baltimore, Maryland, 21202

RE: ***Opposition to 18-0189 – Limited Residential Lodging and Creating New Taxes on Travel Services***

Dear Council President Young and members of the City Council,

We ask that you not move forward with 18-0189.

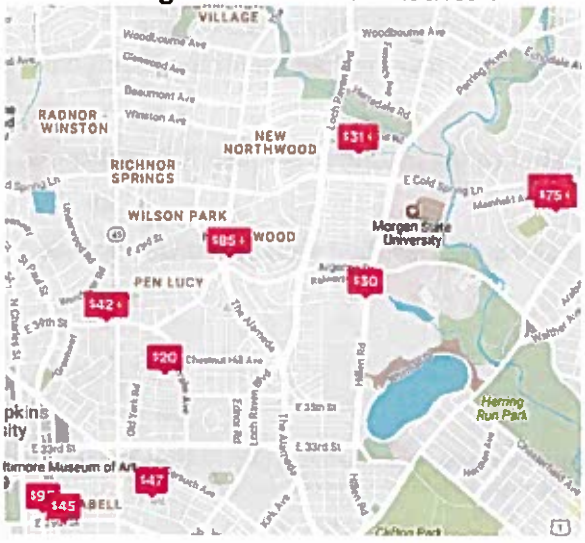
This bill:

- imposes unworkable state-level requirements on Short-term rental (STR) platforms in Baltimore,
- is preempted by federal law,
- forces disclosure of private information of Baltimore residents to city employees,
- unconstitutionally forces disclosure of Baltimore visitors to city law enforcers, and
- is so broad it would capture advertisements on BaltimoreSun.com and other local sites.

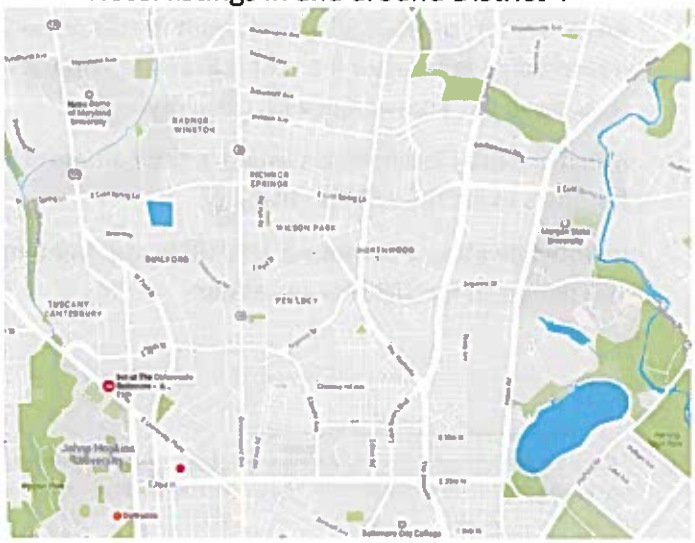
Benefits to your constituents of short-term rentals

STR services provide necessary income to many of your constituents. Over 52 percent of hosts nationwide live in low-to-moderate income households. More than 48 percent of the income hosts earn through certain short-term rental services is used to cover household expenses.

STR listings in and around District 4



Hotel listings in and around District 4



Consider, for example, families coming from across the country for graduation ceremonies at Morgan State University. STR services allow constituents to earn income by sharing their homes.

The presence of STR services also brings new money into areas like District 4. Since there are few hotels in the districts like these, travelers are not likely to encounter businesses in areas under-served by hotels. Conversely, guests who stay in districts via STR services, bring income to your districts as they visit restaurants, grocery stores, and businesses in areas like District 4.

Big hotel chains benefit most from 18-0189 passage

Big hotel chains are backing 18-0189 for entirely selfish reasons. Big hotel chains see STRs as a threat to their business model – however, it's not for the reasons you may think.

Presently, the hotel industry enjoys record setting occupancy and pricing. However, the presence of STR services is seen by some in the hotel industry as forcing hotels to keep prices at reasonable levels. For instance, LaSalle Hotel Properties's CEO told investors that a law curtailing short-term rental services would allow hotels to boost their prices by eliminating competition.[1]

Lower hotel room prices mean that visitors to Baltimore have more money to spend with Baltimore businesses. Likewise, when your constituents travel, STR services help them find more reasonably priced accommodations.

As you can see from the image above, the nearest hotel to Morgan State, The Inn at The Colonnade Baltimore costs $139/night. A nearby STR costs only $30. It's important to keep STR services and a competitive market as a check on hotel price inflation.

18-0189 imposes these requirements and liability on newspapers like BaltimoreSun.com

We are sure that the Council would think it absurd to hold *newspapers* responsible for what customers write in their classified listings. But that is precisely what 18-0189 would require of classified sections of newspapers, bulletin boards in universities, and internet websites.

18-0189 requires every business that "facilitates...even in part," short-term rentals to comply with a litany of requirements – even if the advertiser is not a party to the rental transaction. Advertisements, of course, would include paid-for ads in the classified section of the local newspaper.

This would require every newspaper with a classified section to register and failure to comply with the onerous rules of 18-0189 would result in stiff penalties. For example, 18-0189 forces hosting intermediaries to know if a host is licensed. However, there is no clear mechanism for the intermediary to achieve this knowledge with certainty.

Much like the Classified ads listing in the Baltimore Sun, STR hosting platforms are just that, platforms for hosts to list their STR availability.

It would be absurd to impose 18-0189's requirements on the Sun's classified section and we ask that you not do so for STR services either.

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[1] Gaby Del Valle, *Hotel CEO: New Airbnb Regulations Should Allow A 'Big Boost' In Hotel Room Rates*, Gothamist (Oct. 27, 2016) (Passage of a law liming short-term rental services "should be a big boost in the arm for the business, certainly in terms of the pricing.")

18-0189 would undermine a key benefit of the internet and would likely be unconstitutional

The internet is an open resource that enables people from all parts of Baltimore to freely communicate with one another and pursue their goals. While some nations discourage user-generated content, the United States created a fertile ground for business models that have transformed the world.

Moreover, this openness is bolstered by Section 230 of the federal Communications Decency Act, which says platforms can't be held strictly liable for content posted *by others*.

However, 18-0189 fails to recognize Section 230. Consider 18-0189's requirement that hosting intermediaries know if a host is licensed – this is a violation of Section 230. Santa Monica attempted to enact similar requirements as 18-0189 and faced a swift injunction and ongoing legal fees.

18-0189 not only threatens a core tenet of the internet but is at odds with federal law – resulting in the likely injunction of the 18-0189.

18-0189 exposes the privacy of Baltimore residents and short-term rental guests to city employees and potentially law enforcement

The 4th Amendment of the US Constitution protects Baltimore citizens from unlawful search and seizure and is a core privacy protection.

But 18-0189 ignores this privacy protection and instead requires platforms to disclose records and information about hosts and guests to city employees and potentially law enforcement. And this disclosure does not require the state's employees to first obtain a warrant.

Moreover, 18-0189 requires disclosure to the City employees and potentially law enforcement, the names and addresses of hosts and also names and addresses of guests. Failure to turn over this sensitive information is punishable by a $500/day fine.

18-0189 requires disclosure of names and addresses of Baltimore residents and also guests to City employees and potentially law enforcement.

This not only exposes the operating procedures and income of businesses but could also expose the privacy of Baltimore residents using the platform and people staying in Baltimore homes.

The hotel industry has successfully defeated in court disclosure mandates like 18-0189. When the city of Los Angeles demanded a hotel's proprietary business records, the hotel industry fought back in court – ultimately winning at the US Supreme Court (*see In re Patel*, 576 U. S. ___ (2015)). To protect this court ruling, we could see the hotel industry opposing 18-0189. And if 18-0189 is passed, Baltimore would likely see a similar court outcome.

Legal arguments aside, 18-0189 grants virtually any Baltimore public employee access to private information of Baltimore residents. As you can imagine, this provides an easily abused resource of information about your constituents and guests staying in the state.

Rather than advance 18-0189, which imposes all these burdens and unintended consequences, we instead encourage you to look to reasonable regulations that have proven beneficial in other jurisdictions.

We've seen high compliance rates when localities create reasonable registration and regulation for STRs.

A thoughtful approach to home-sharing by creating a registration process would benefit all Baltimore residents.

We welcome the opportunity to work with you on reasonable regulations that allow all to prosper.

Sincerely,

Carl Szabo
Vice President and General Counsel, NetChoice
NetChoice is a trade association of e-Commerce and online businesses. www.netchoice.org

Downtown Baltimore Family Alliance
PO Box 12010 | Baltimore, MD 21281 |

July 18, 2018

Dear Council President Jack Young and members of the Baltimore City Council,

On behalf of the Downtown Baltimore Family Alliance please accept this letter of support for Council Bill 18-0189 – Short Term Residential Rentals – Regulation and Taxation. The Downtown Baltimore Family Alliance is committed to building a strong city that every family loves to call home. Propelled by the belief that thriving connected communities are key to strong families, the Downtown Baltimore Family Alliance connects communities and empowers families to have a voice in Baltimore's future. Across the city, we partner with schools, government, business and non-profit organizations to develop family-wise programs and policies that support strong schools, safe streets and vibrant neighborhoods.

As families committed to Baltimore city's children we know firsthand the impacts of underfunded schools and neighborhoods. Knowing that we are in a time of diminished state resources for schools our children miss out when our schools are underfunded. The tax revenue that could be generated by short-term residential rentals could be reinvested in our schools and neighborhoods. Not taxing these short-term rentals would be a missed opportunity. For this reason, DBFA supports Council Bill 18-0189 – Short Term Residential Rentals – Regulation and Taxation.

We also want to ensure that all Baltimore property owners are held to the same rules and regulations that promote safe and stable neighborhoods. We believe that all of our neighbors, whether renters, homeowners or a combination thereof should have an equal stake in safeguarding a sustainable tax revenue stream for Baltimore's residents and our next generation.

Thank you for your work to find a sustainable solution to this pressing matter.

On behalf of Baltimore City families,

Celeste Perilla

Celeste Perilla
Interim Executive Director
Downtown Baltimore Family Alliance

Johnson Jr., Samuel

From: Middleton, Sharon
Sent: Wednesday, July 18, 2018 4:25 PM
To: Johnson Jr., Samuel
Subject: Fwd: Good growth for Baltimore, Short Term Rentals

Fyi. Thanks.

Sent from my Verizon, Samsung Galaxy smartphone

-------- Original message --------
From: Scott Burkholder <sgburkholder@gmail.com>
Date: 7/18/18 4:14 PM (GMT-05:00)
To: City Council President <City.CouncilPresident@baltimorecity.gov>, "Pinkett, Leon" <Leon.Pinkett@baltimorecity.gov>, "Stokes, Robert" <Robert.Stokes@baltimorecity.gov>, "Costello, Eric" <Eric.Costello@baltimorecity.gov>, "Reisinger, Edward" <Edward.Reisinger@baltimorecity.gov>, "Middleton, Sharon" <Sharon.Middleton@baltimorecity.gov>, "Cohen, Zeke" <Zeke.Cohen@baltimorecity.gov>
Subject: Good growth for Baltimore, Short Term Rentals

Dear Councilwomen Middleton,

Thank you for your commitment and service to Baltimore. I am grateful for the work you do to govern our city.

My wife Jenn and I have hosted over 500 people staying in Baltimore for a short duration of time in the past five years. We are "The Secret Garden" on Airbnb. As you contemplate needed oversight of Short Term REntals, I want to advocate that you consider how Airbnb, VRBO, Homeaway and others have and **might** continue to grow our city, growth that we desperately need.

You will hear numerous stories of financial opportunity that the sharing economy has provided to individuals of our metropolis. There is certainly an economic impact felt by the assets society is sharing in the age of better technology and platforms to do so. Jenn and I have reaped a financial benefit in our years of hosting. This economic gain is also felt directly by the city through added tax revenues on our income (nominal) the added property tax we pay (we purchased and renovated a second property adjacent to our home for airbnb) and the outside dollars paid to us that are now being used in the local economy. I am certain our economic impact is small relative to the traditional hotel and tourism industry, but none the less, it is real.

But Short Term rentals offers something hotels can not. Short Term rentals provide social growth.

This fall Jenn and I will be attending the wedding of Paul Sammar. Mr. Sammar was the very first guest we booked through Airbnb. He was doing an internship between his years of an MBA program. That was five years ago. He is one of many friends that short term rental has produced in our lives.

Last fall, Rachel Lombardo moved into a house on our street from New Orleans. She had stayed with us through Airbnb twice. After her visits, we communicated often about her interest in Baltimore and I helped her

negotiation her job transfer to the area. She loved our neighborhood so much that she sought out a space on the street to make her home when she moved. Short term rental in non-hotel rooms affords intimate encounters with our city.

Presently, I am being paid to draft a critique of Tom Dekyvere's work that he produced for Light City. Lien, his partner, and Tom have stayed with us for the past two festivals. Out of the digital connection and the short stay in our space a trans Atlantic friendship and business partnership has blossomed.

These relationships would not have happened with out short term rental through Airbnb. These relationships add value to our city in ways that hotels can not. This type of social growth; happy citizens, new citizens and citizens growing businesses is precisely what Baltimore needs!

Short term rentals offer a value to Baltimore that goes far beyond the dollar. To maintain that opportunity we need sensible oversight. Certainly our hosts need to provide safe accommodations to our visitors which registration could help ensure. It is only reasonable that income generated through tourism should be taxed as such. The portion of the bill that seems out of place and would certainly hinder the growth is the cap on number of nights allowed per year.

I hope you will consider how you want to grow our city and how best that might be accomplished.

Thank you for your time. Unfortunately I am unable to testify at the hearing scheduled for July 19th. If I can add more insight to what might be meaningful for oversight of short term rentals, I can be reached for additional comment at sgburkholder@gmail.com or 443.801.5220

Sincerely,

Scott Burkholder

CC:
Council Presidenty Jack Young
Councilman Leon Pinkett
Councilman Edward Reisinger
Councilman Robert Stokes
Councilman Eric Costello
Councilman Zeke Cohen

--
SENT FROM BALTIMORE!
M: 443.801.5220

Johnson Jr., Samuel

From: Middleton, Sharon
Sent: Wednesday, July 18, 2018 6:08 PM
To: Johnson Jr., Samuel
Subject: Fwd: I support Baltimore's short-term rental hosts

Fyi

Sent from my Verizon, Samsung Galaxy smartphone

-------- Original message --------
From: Deborah Puggi <deborah.puggi@gmail.com>
Date: 7/18/18 5:26 PM (GMT-05:00)
To: "Costello, Eric" <Eric.Costello@baltimorecity.gov>, City Council President <City.CouncilPresident@baltimorecity.gov>, "Middleton, Sharon" <Sharon.Middleton@baltimorecity.gov>, "Pinkett, Leon" <Leon.Pinkett@baltimorecity.gov>, "Bullock, John" <John.Bullock@baltimorecity.gov>, "Reisinger, Edward" <Edward.Reisinger@baltimorecity.gov>, "Stokes, Robert" <Robert.Stokes@baltimorecity.gov>
Subject: I support Baltimore's short-term rental hosts

I'm writing to you, as a member of the Taxation, Finance, and Economic Development Committee, about an important bill that will greatly impact all Baltimore City residents. I support Baltimore's short-term rental hosts and the amendments proposed by the Baltimore Hosts Coalition to City Council Bill 18-1089. The proposed regulation is anti-competitive without the following four amendments.

1. Drop the definition of "transient" from 90 to 30 Days
2. No limit on # of nights
3. No limit to # of licenses
4. No taxation without representation on Visit Baltimore

<u>Impact on Tourism</u>

Baltimore City and its neighborhoods need more income and tourist dollars, not less! Short term rental hosts bring vital tourist dollars to all parts of Baltimore's economy, its neighborhoods, and its locally owned small businesses. This cap will most definitely decrease the number of visitors to our city. Tourists that come to Baltimore for leisure, graduations, weddings, sporting events, family reunions, and other special events need options besides just the traditional hotel room. When I travel to other cities, I often choose a short term rental over a hotel and travelers to Baltimore should have the same option. Our city has enough struggles, why would we want to enact legislation that even remotely discourages tourism?

<u>Impact on Baltimore City Homeowners</u> - All Baltimore City property owners should be allowed to legally rent all or part of their property as a short term rental in order to pay their bills should their personal or financial circumstances change. There are countless stories of city residents who used short term rental income as a lifeline during challenging times. Whether renting out a room in their home, their entire home, or multiple homes, each host plays an important role in our city. Baltimore hosts are tax paying citizens who live, work, and spend their money and profits here in Baltimore City. Baltimore Hosts are civic-minded residents who support neighborhood and nonprofit organizations working to improve our city and neighborhoods. Short term rental hosts have an incentive to keep their properties in top shape, investing in improvements and curb appeal projects, to attract more guests and get top ratings. This makes our neighborhoods look better and helps surrounding property values.

Impact on Small Businesses - The tourists that stay in a short-term rental in our vibrant city neighborhoods where they are no hotel options are also spending their tourist dollars directly in those neighborhoods. Tourist dollars are being spent in neighborhoods that are outside of just the central hotel district at a time when many small businesses in our city are struggling. The economic impact on small businesses is astronomical. Short term rental hosts offer local personalized recommendations of the best restaurants to eat at, stores to shop at, and bars to visit. Short term rental hosts also provide work for businesses such as housecleaning services, repair services, etc.

Encouraging investment - There is no question that short term rental income can be a lucrative opportunity. Many investors are scared away by this proposed legislation and have halted purchasing any new investment properties. This legislation is discouraging potential property buyers, and not just investors. Many first-time homebuyers view short term rentals as a "safety net" should anything happen to their job, the housing market, or other financial hardship. Do not pass anti-competitive regulations in favor of the hotel industry that discourages potential buyers from purchasing property in Baltimore City because they fear limits on future use of their property.

I hope you will support these amendments and a fair short-term rental law that will benefit all of Baltimore's businesses, residents and families.

Sincerely,

Deborah Puggi
Current Baltimore city resident

Johnson Jr., Samuel

From: Middleton, Sharon
Sent: Wednesday, July 18, 2018 10:00 PM
To: Alex Clough; City Council President; Pinkett, Leon; Reisinger, Edward; Stokes, Robert; Costello, Eric; Johnson Jr., Samuel
Subject: Re: Council Bill 18-0189

Thank you. Your testimony will be added to committee bill file for review.

Sharon Middleton

Sent from my Verizon, Samsung Galaxy smartphone

-------- Original message --------
From: Alex Clough <alexandraclough@yahoo.com>
Date: 7/18/18 6:31 PM (GMT-05:00)
To: City Council President <City.CouncilPresident@baltimorecity.gov>, "Middleton, Sharon" <Sharon.Middleton@baltimorecity.gov>, "Pinkett, Leon" <Leon.Pinkett@baltimorecity.gov>, "Reisinger, Edward" <Edward.Reisinger@baltimorecity.gov>, "Stokes, Robert" <Robert.Stokes@baltimorecity.gov>, "Costello, Eric" <Eric.Costello@baltimorecity.gov>
Subject: Council Bill 18-0189

Dear Council Members,
I understand that Council Bill 18-0189 will be discussed at tomorrow's Taxation, Finance and Economic Development meeting and would like to thank you for addressing this issue. We have the misfortune of living next to a rowhome which was purchased by a company based in Virginia and is being rented on hosting platforms such as VRBO and AirBnB. There has been a long history of issues with this property and many of them would be addressed by this bill. I understand the desire of homeowners to be able to rent out a room or even their whole home from time to time, but what we live next to is a party venue run by an out of state company. It is listed as sleeping 12 and is mainly rented on weekends. We have had to endure bachelorette parties, birthday parties, drunk people vomiting in the alley behind the home, and drunk people on our roof in the middle of the night. Since the properties isn't a permanent residence for anyone, no one cares. I would love, at a minimum, for there to be a licensing requirement so that landlords are held accountable in some way. The limit for unhosted rentals at 60 days would also help deter the business model this company has used, with several houses in several neighborhoods that are full time rentals.

Thank you for your support of this bill. We love our home and city living and these reasonable restrictions will help make it a place we continue to feel comfortable raising our family.

Sincerely,
Alexandra Clough

Johnson Jr., Samuel

From: Middleton, Sharon
Sent: Wednesday, July 18, 2018 10:01 PM
To: Johnson Jr., Samuel
Subject: Fwd: City council bill 18-0189

Fyi

Sent from my Verizon, Samsung Galaxy smartphone

-------- Original message --------
From: Camille Hammond <ctch@me.com>
Date: 7/18/18 7:10 PM (GMT-05:00)
To: "Middleton, Sharon" <Sharon.Middleton@baltimorecity.gov>
Subject: City council bill 18-0189

Dear Councilman Middleton,

I write to encourage you to vote NO onCity Council Bill 18-0189 unless the proposed amendments (below) are passed. I enthusiastically and emphatically voice my support of Baltimore's short-term rental hosts and the amendments proposed by the Baltimore Hosts Coalition to City Council Bill 18-0189. I fully support all efforts to ensure these owners operate safely and legally, and pay their fair share of taxes to support our City at a time when Baltimore City and its neighborhoods need more income and tourist dollars, not less. I reject the anti-competitive regulations proposed in the original version of this bill and support the four amendments listed below.

As a constituent of yours, I know that homeownership is out of reach for many and AirBnB keeps that option open for me and for many. I do not always want to stay with family when I travel, and AirBnB keeps those options open. I care about my neighborhood and ensuring affordable housing, and I've also seen how these short term rentals can bring dollars into the neighborhoods in ways guests may not have experienced with a hotel.

Proposed Amendments to City Council Bill 18-0189

1. Remove the 60 day cap on the number of nights they can operate: *If licensed and taxed like other businesses, short term rentals should be allowed to operate 365 days a year, like a business or a hotel.*

2. Remove the limit on the number of licenses allowed to be purchased by hosts: *don't limit small businesses and taxes for the city.*

3. No taxation, without representation: *the occupancy taxes paid by short term rental guests will fund Visit Baltimore's activities, so short term rental hosts should have a say in what happens to their funds.*

4. Change the definition of transient guests from 90 days to 30 days: *to ensure that traveling nurses, medical residents, students, professors, patients getting long term treatment at our world renowned medical institutions and others are not limited by the availability of furnished homes for extended stays.*

These hosts and small business owners bring vital tourist dollars to all parts of Baltimore's economy, its neighborhoods, and its locally owned businesses. Whether renting out a room in their home, a whole home, or multiple homes, each host plays an important role in our city. Baltimore hosts are tax paying citizens who live, work and spend their money and profits here in Baltimore City.

I oppose the restrictions on the number of days a year these hosts can operate their businesses or open new locations. City residents should be afforded the same opportunity to operate and grow their business as any other legitimate business. These short term rental guests visit our neighborhoods to experience our charm, food, drink, services, and goods and spend hundreds of thousands of dollars. *This cap will decrease the number of visitors and tourist dollars being spent in neighborhoods at a time when many small businesses in our city are struggling.*

Baltimore Hosts are civic-minded residents who support neighborhood and nonprofit organizations working to improve our city and neighborhoods. These amendments will allow small businesses and homeowners who have invested in our city to continue to operate their businesses and encourage them to re-invest in Baltimore City!

All Baltimore City property owners should be allowed to legally rent all or part of their property as a short term rental in order to pay their bills should their personal or financial circumstances change.Do not pass anti-competitive regulations in favor of the hotel industry that inhibits potential buyers from purchasing property in Baltimore City because they fear limits on future use of their property.

I am asking you to support these hosts and reject anti-competitive regulations dictating how much or where Baltimore's tax paying residents can work. I hope you will support these amendments and a fairer short-term rental law that will benefit all of Baltimore's businesses, residents and families.

I purchased a property at auction in December that had open air drug dealing and open prostitution right on the block. I invested my capital in rehabilitating the home and my beautiful home which has been used for short term rentals and my tenants have all visited local restaurants

including the Holland's Market has been a real blessing in the community- so much so that my in laws purchased the home next door for short term rental purposes. I was preparing to purchase another home in that community this summer- but after this legislation- have decided to take my money and invest in purchasing another property in another county.

Please vote NO to the bill without amendments and encourage your colleagues to do the same. I love the city but am sorely disappointed in the lack of support the city is showing small business owners who are contributing to the communities in meaningful and significant ways.

Camille Hammond

Kindly excuse misspellings and brevity of this message as it is being sent from my IPhone.

——— Forwarded message ———
From: **Janine Dowdle** <jedowdle@gmail.com>
Date: Wed, Jul 11, 2018 at 9:57 AM
Subject: City Council Bill 18-1089 Amendments
To: robert.stokes@baltimorecity.gov

I'm writing to you about an important bill that will greatly impact all Baltimore City residents. I support Baltimore's short-term rental hosts and the amendments proposed by the Baltimore Hosts Coalition to City Council Bill 18-1089. The proposed regulation is anti-competitive without the following four amendments.

1. Drop the definition of "transient" from 90 to 30 Days
2. No limit on # of nights
3. No limit to # of licenses
4. No taxation without representation on Visit Baltimore

Impact on Tourism
Baltimore City and its neighborhoods need more income and tourist dollars, not less! Short term rental hosts bring vital tourist dollars to all parts of Baltimore's economy, its neighborhoods, and its locally owned small businesses. This cap will most definitely decrease the number of visitors to our city. Tourists that come to Baltimore for leisure, graduations, weddings, sporting events, family reunions, and other special events need options besides just the traditional hotel room. When I travel to other cities, I often choose a short term rental over a hotel and travelers to Baltimore should have the same option. Our city has enough struggles, why would we want to enact legislation that even remotely discourages tourism?

Impact on Baltimore City Homeowners - All Baltimore City property owners should be allowed to legally rent all or part of their property as a short term rental in order to pay their bills should their personal or financial circumstances change. There are countless stories of city residents who used short term rental income as a lifeline during challenging times. Whether renting out a room in their home, their entire home, or multiple homes, each host plays an important role in our city. Baltimore hosts are tax paying citizens who live, work, and spend their money and profits here in Baltimore City. Baltimore Hosts are civic-minded residents who support neighborhood and nonprofit organizations working to improve our city and neighborhoods. Short term rental hosts have an incentive to keep their properties in top shape, investing in improvements and curb appeal projects, to attract more guests and get top ratings. This makes our neighborhoods look better and helps surrounding property values.

Impact on Small Businesses - The tourists that stay in a short-term rental in our vibrant city neighborhoods where they are no hotel options are also spending their tourist dollars directly in those neighborhoods. Tourist dollars are being spent in neighborhoods that are outside of just the central hotel district at a time when many small businesses in our city are struggling. The economic impact on small businesses is astronomical. Short term rental hosts offer local personalized recommendations of the best restaurants to eat at, stores to shop at, and bars to

BITE OF Baltimore

BALTIMORE'S PREMIER *food* TOURS

Dear Councilwoman Middleton,

My name is Jenny Chan Greene. My husband and I are constituents of District 1, and we run a tour company based in Fells Point and Mount Vernon. Because of our industry, we know that tourism is a vital and crucial drive for the city's economy. ***Our employees and our partner restaurants are relying on YOU to make this crucial decision to keep our industry and city alive.***

I am writing in **support** of four (4) amendments to Bill 18-0189 (Short Term Rentals):

1) **Remove the 60 day cap on the number of nights they can operate:** *If licensed and taxed like other businesses, short term rentals should be allowed to operate 365 days a year, like a business or a hotel.*
2) **Remove the limit on the number of licenses allowed to be purchased by hosts:** *don't limit small businesses and taxes for the city.*
3) **No taxation, without representation:** *the occupancy taxes paid by short term rental guests will fund Visit Baltimore's activities, so short term rental hosts should have a say in what happens to their funds.*
4) **Change the definition of transient guests from 90 days to 30 days**: *to ensure that traveling nurses, medical residents, students, professors, patients getting long term treatment at our world renowned medical institutions and others are not limited by the availability of furnished homes for extended stays.*

We feel that common sense legislation is welcome and needed in the city. However, **PLEASE DO NOT LIMIT TOURISM THIS SEVERELY**, by allowing this bill to pass without the above amendments. We wish that the city can reap the benefits of added tax revenue from these short term rentals, and believe that short term rentals can only add to the vibrant tourism industry that is the backbone of Baltimore City's economy. Thank you so much for your consideration.

Sincerely,
Jenny Chan Greene
District 1 Constituent
Local Business Owner

---------- Forwarded message ---------
From: Craig Newcomb <craig.newcomb@gmail.com>
Date: Wed, Jul 11, 2018 at 1:35 PM
Subject: City Council Bill 18-1089
To: <eric.costello@baltimorecity.gov>

Mr. Costello,

As a resident and voter in your district, I am writing to you, as a member of the Taxation, Finance, and Economic Development Committee, about an important bill that will greatly impact all Baltimore City residents. I support Baltimore's short-term rental hosts and the amendments proposed by the Baltimore Hosts Coalition to City Council Bill 18-1089. The proposed regulation is anti-competitive without the following four amendments.

Drop the definition of "transient" from 90 to 30 Days
No limit on # of nights
No limit to # of licenses
No taxation without representation on Visit Baltimore

Impact on Tourism

Baltimore City and its neighborhoods need more income and tourist dollars, not less! Short term rental hosts bring vital tourist dollars to all parts of Baltimore's economy, its neighborhoods, and its locally owned small businesses. This cap will most definitely decrease the number of visitors to our city. Tourists that come to Baltimore for leisure, graduations, weddings, sporting events, family reunions, and other special events need options besides just the traditional hotel room. When I travel to other cities, I often choose a short term rental over a hotel and travelers to Baltimore should have the same option. Our city has enough struggles, why would we want to enact legislation that even remotely discourages tourism?

Impact on Baltimore City Homeowners - All Baltimore City property owners should be allowed to legally rent all or part of their property as a short term rental in order to pay their bills should their personal or financial circumstances change. There are countless stories of city residents who used short term rental income as a lifeline during challenging times. Whether renting out a room in their home, their entire home, or multiple homes, each host plays an important role in our city.

Short term rentals offer a value to Baltimore that goes far beyond the dollar. To maintain that opportunity we need sensible oversight. Certainly our hosts need to provide safe accommodations to our visitors which registration could help ensure. It is only reasonable that income generated through tourism should be taxed as such. The portion of the bill that seems out of place and would certainly hinder the growth is the cap on number of nights allowed per year.

I hope you will consider how you want to grow our city and how best that might be accomplished.

Thank you for your time. Unfortunately I am unable to testify at the hearing scheduled for July 19th. If I can add more insight to what might be meaningful for oversight of short term rentals, I can be reached for additional comment at sgburkholder@gmail.com or 443.801.5220

Sincerely,

Scott Burkholder

CC:

Council Presidenty Jack Young

Councilman Leon Pinkett

Councilman Edward Reisinger

Councilman Robert Stokes

Councilman Eric Costello

Councilman Zeke Cohen

Baltimore hosts are tax paying citizens who live, work, and spend their money and profits here in Baltimore City. Baltimore Hosts are civic-minded residents who support neighborhood and nonprofit organizations working to improve our city and neighborhoods. Short term rental hosts have an incentive to keep their properties in top shape, investing in improvements and curb appeal projects, to attract more guests and get top ratings. This makes our neighborhoods look better and helps surrounding property values.

Impact on Small Businesses - The tourists that stay in a short-term rental in our vibrant city neighborhoods where they are no hotel options are also spending their tourist dollars directly in those neighborhoods. Tourist dollars are being spent in neighborhoods that are outside of just the central hotel district at a time when many small businesses in our city are struggling. The economic impact on small businesses is astronomical. Short term rental hosts offer local personalized recommendations of the best restaurants to eat at, stores to shop at, and bars to visit. Short term rental hosts also provide work for businesses such as housecleaning services, repair services, etc.

Encouraging investment - There is no question that short term rental income can be a lucrative opportunity. Many investors are scared away by this proposed legislation and have halted purchasing any new investment properties. This legislation is discouraging potential property buyers, and not just investors. Many first-time homebuyers view short term rentals as a "safety net" should anything happen to their job, the housing market, or other financial hardship. Do not pass anti-competitive regulations in favor of the hotel industry that discourages potential buyers from purchasing property in Baltimore City because they fear limits on future use of their property.

I hope you will support these amendments and a fair short-term rental law that will benefit all of Baltimore's businesses, residents and families.

Kind regards,

Craig Newcomb

110 Saratoga Street

Unit 3

Baltimore, MD 21201

From: Kevin Dowdle <kjdowdle@gmail.com>

Date: July 11, 2018 at 10:20:46 AM EDT

To: eric.costello@baltimorecity.gov

Subject: AirBnB Bill

Councilman Costello,

I've been a proud resident of Baltimore for five years. I bought a rowhome in Highlandtown in 2013 and plan to stay here for a very long time. Myself and my entire immediate family (five of us in total) all live in Baltimore. And we always vote.

I don't live in your District, but I do work in Mt. Vernon and have a lot of friends who live in the neighborhood, which is why I'm writing you.

I emailed you about this bill several months ago, and I'm emailing again because the vote is next week.

As a member of the Taxation, Finance, and Economic Development Committee, you are partly responsible for an important bill that will greatly impact all Baltimore City residents. I support Baltimore's short-term rental hosts and the amendments proposed by the Baltimore Hosts Coalition to City Council Bill 18-1089. The proposed regulation is anti-competitive without the following four amendments.

1. Drop the definition of "transient" from 90 to 30 Days
2.
3. No limit on # of nights
4.
5. No limit to # of licenses
6.
7. No taxation without representation on Visit Baltimore

Impact on Tourism - Baltimore City and its neighborhoods need more income and tourist dollars, not less! Short term rental hosts bring vital tourist dollars to all parts of Baltimore's economy, its neighborhoods, and its locally owned small businesses. This cap will most definitely decrease the number of visitors to our city. Tourists that come to Baltimore for leisure, graduations, weddings, sporting events, family reunions, and other special events need options besides just the traditional hotel room. When I travel to other cities, I often choose a short term rental over a hotel and travelers to Baltimore should have the same option. Our city has enough struggles, why would we want to enact legislation that even remotely discourages tourism?

Impact on Baltimore City Homeowners - All Baltimore City property owners should be allowed to legally rent all or part of their property as a short term rental in order to pay their bills should their personal or financial circumstances change. There are countless stories of city residents who used short term rental income as a lifeline during challenging times. Whether renting out a room in their home, their entire home, or multiple homes, each host plays an important role in our city. Baltimore hosts are tax paying citizens who live, work, and spend their money and profits here in Baltimore

City. Baltimore Hosts are civic-minded residents who support neighborhood and nonprofit organizations working to improve our city and neighborhoods. Short term rental hosts have an incentive to keep their properties in top shape, investing in improvements and curb appeal projects, to attract more guests and get top ratings. This makes our neighborhoods look better and helps surrounding property values.

Impact on Small Businesses - The tourists that stay in a short-term rental in our vibrant city neighborhoods where they are no hotel options are also spending their tourist dollars directly in those neighborhoods. Tourist dollars are being spent in neighborhoods that are outside of just the central hotel district at a time when many small businesses in our city are struggling. The economic impact on small businesses is astronomical. Short term rental hosts offer local personalized recommendations of the best restaurants to eat at, stores to shop at, and bars to visit. Short term rental hosts also provide work for businesses such as housecleaning services, repair services, etc.

Encouraging Investment - There is no question that short term rental income can be a lucrative opportunity. Many investors are scared away by this proposed legislation and have halted purchasing any new investment properties. This legislation is discouraging potential property buyers, and not just investors. Many first-time homebuyers view short term rentals as a "safety net" should anything happen to their job, the housing market, or other financial hardship. Do not pass anti-competitive regulations in favor of the hotel industry that discourages potential buyers from purchasing property in Baltimore City because they fear limits on future use of their property.

I hope you will support these amendments and a fair short-term rental law that will benefit all of Baltimore's businesses, residents and families.

Sincerely,

Kevin Dowdle

From: Valerie Dowdle <valeriedowdle@gmail.com>

Date: July 11, 2018 at 3:00:28 PM EDT

To: eric.costello@baltimorecity.gov

Subject: Council Bill 18-0189 cannot move forward without these four things

Hi Councilman Costello,

I'm writing again today to voice my strong opposition to **Council Bill 18-0189** in its current form, which imposes insane regulations on short-term rental hosts. It is not only anticompetitive, but bad for the residents, tourism, and reputation of this city we both love.

My husband and I have lived and voted in the 11th district since 2013, currently live in Federal Hill, and own a small business in Mt. Vernon.

This legislation needs the following four amendments:

1) Drop the definition of "transient" from 90 to 30 days.

2) Remove limit on # of nights.

3) Remove limit on # of licenses.

4) No taxation without representation on Visit Baltimore.

I will be watching to see how you vote as a member of the Taxation, Finance, and Econ. Dev. Committee.

As a frequent traveler, I often choose where to go (and what neighborhoods to stay in) based on the availability of Airbnbs. The short-term rental hosts that I know in Baltimore and elsewhere are GOOD NEIGHBORS SUPPORTING SMALL AND LOCAL BUSINESS. These people are keeping money local, and bringing business and patrons into neighborhoods, hiring local people, and keeping money in the city. Hosts are able to offer visitors an authentic city experience and diversity that the hotels do not offer.

Particularly at a time when we are listed as **the most dangerous city in America**, we need MORE visitors, MORE tourist dollars, MORE new folks exploring the interesting parts of this amazing city, MORE tax revenue, MORE business – not less.

Thank you!

Valerie Dowdle
801 Key Highway Unit T16
443-640-5689
valeriedowdle@gmail.com

visit. Short term rental hosts also provide work for businesses such as housecleaning services, repair services, etc.

Encouraging investment - There is no question that short term rental income can be a lucrative opportunity. Many investors are scared away by this proposed legislation and have halted purchasing any new investment properties. This legislation is discouraging potential property buyers, and not just investors. Many first-time homebuyers view short term rentals as a "safety net" should anything happen to their job, the housing market, or other financial hardship. Do not pass anti-competitive regulations in favor of the hotel industry that discourages potential buyers from purchasing property in Baltimore City because they fear limits on future use of their property.

I hope you will support these amendments and a fair short-term rental law that will benefit all of Baltimore's businesses, residents and families.

Janine Dowdle

Dear Councilwoman Middleton,

Thank you for your commitment and service to Baltimore. I am grateful for the work you do to govern our city.

My wife Jenn and I have hosted over 500 people staying in Baltimore for a short duration of time in the past five years. We are "The Secret Garden" on Airbnb. As you contemplate needed oversight of Short Term REntals, I want to advocate that you consider how Airbnb, VRBO, Homeaway and others have and **might** continue to grow our city, growth that we desperately need.

You will hear numerous stories of financial opportunity that the sharing economy has provided to individuals of our metropolis. There is certainly an economic impact felt by the assets society is sharing in the age of better technology and platforms to do so. Jenn and I have reaped a financial benefit in our years of hosting. This economic gain is also felt directly by the city through added tax revenues on our income (nominal) the added property tax we pay (we purchased and renovated a second property adjacent to our home for airbnb) and the outside dollars paid to us that are now being used in the local economy. I am certain our economic impact is small relative to the traditional hotel and tourism industry, but none the less, it is real.

But Short Term rentals offers something hotels can not. Short Term rentals provide social growth.

This fall Jenn and I will be attending the wedding of Paul Sammar. Mr. Sammar was the very first guest we booked through Airbnb. He was doing an internship between his years of an MBA program. That was five years ago. He is one of many friends that short term rental has produced in our lives.

Last fall, Rachel Lombardo moved into a house on our street from New Orleans. She had stayed with us through Airbnb twice. After her visits, we communicated often about her interest in Baltimore and I helped her negotiation her job transfer to the area. She loved our neighborhood so much that she sought out a space on the street to make her home when she moved. Short term rental in non-hotel rooms affords intimate encounters with our city.

Presently, I am being paid to draft a critique of Tom Dekyvere's work that he produced for Light City. Lien, his partner, and Tom have stayed with us for the past two festivals. Out of the digital connection and the short stay in our space a trans Atlantic friendship and business partnership has blossomed.

These relationships would not have happened with out short term rental through Airbnb. These relationships add value to our city in ways that hotels can not. This type of social growth; happy citizens, new citizens and citizens growing businesses is precisely what Baltimore needs!

From: Corey Profit <coreyprofit@gmail.com>

Date: February 27, 2018 at 9:45:20 PM EST

To: eric.costello@baltimorecity.gov, councilpresident@baltimorecity.gov, sharon.middleton@baltimorecity.gov, brandon.scott@baltimorecity.gov, leon.pinkett@baltimorecity.gov, ryan.dorsey@batimorecity.gov, john.bullock@batimorecity.gov, robert.stokes@batimorecity.gov, edward.reisinger@batimorecity.gov, shannon.sneed@batimorecity.gov

Subject: Opposition and Amendments to City of Baltimore Council Bill 18-0189, "Short-Term Residential Rentals – Regulation and Taxation"

Hello,

Please see my attached letter of concern, and recommendations for amendment, regarding the City of Baltimore Council Bill 18-0189, "Short-Term Residential Rentals – Regulation and Taxation".

If you have any additional questions, please feel free to reach out to discuss.

Thanks,

Corey Profit

Short Term Rental Property Owner and Resident

941 S. Baylis St.

Baltimore, MD 21224

From: Alex <aaragno256@gmail.com>

Date: February 20, 2018 at 10:04:11 PM EST

Subject: bill 18-0189

Dear Council President,

I live in Baltimore City, I vote, and I'm strongly opposed to council bill 18-0189 in its current form. This bill is terrible for the city, particularly at a time when we are listed as the most dangerous city in America. Why is our city council focusing on this, and not crime? The city needs MORE visitors, MORE tourist dollars, MORE tax revenue, MORE business – not less.

As written, this bill negatively impacts businesses / restaurants who benefit from short term renters being in Baltimore neighborhoods each day. Renters who are friends or family that stay in one of the hundreds of furnished short term rentals when they come to visit Baltimore, specifically to be closer to their friends/family and to become part of the neighborhood for the time they are here.

The bill needs to be amended as follows:

1. The 60 day cap needs to be removed. This cap limits small business in Baltimore.

2. The 9.5% Occupancy tax is acceptable only if AirBnB owners have representation on Visit Baltimore.

3. The limit on the number of Licenses need to be removed. Why would you limit small businesses and taxes for the city? Hotels are not limited, so why should short term rentals be?

4. Definition of Transient guests changed from 90 days to 30 days.

Traveling nurses, medical residents, school professors, etc, should not be subjected to this legislation since guests staying longer than 30 days wouldn't have been staying at a hotel anyways.

The short term rental hosts that I know are GOOD NEIGHBORS SUPPORTING SMALL AND LOCAL BUSINESS. These people are keeping money local, and bringing business and patrons into neighborhoods, hiring local people, and keeping money in the city. Hosts are able to offer visitors an authentic city experience and diversity that the hotels do not offer.

Please amend the bill as listed above, and do what's best for Baltimore and not the hotel lobby.

Sincerely,

Alexandra Aragno

Letter of Opposition

In regards to
Article 15. Licensing and Regulation
Subtitle 48. Short- Term Residential Rentals
Article 28. Taxes

Dear Council Member,

I write in support of my fellow small business owners who are Baltimore residents and short-term rental hosts. These short-term hosts are small businesses that deliver vital tourist dollars to all parts of Baltimore's economy, its neighborhoods, and specifically to my company.

Each host, whether renting out a private room in their house, a whole house, or multiple houses, plays an important role in our city, enhancing the stability and sustainability of our neighborhoods. Just as I would be outraged if City Council tried to dictate how much I could work, or how many locations I could open, so too should these fellow small businesses be free to have the same opportunities.

Restrictions like the proposed cap on rentable nights have no place in our city's laws, and will decrease the potential customers for my business. The guests of these short-term rental hosts and small businesses come to our neighborhoods to experience our culture, food, drink, services, and goods that small business owners like me provide.

The City Council's role should be to embrace and encourage all forms of economic opportunity for our city. As a business owner, I want City Council to ensure one thing: a level playing field. I reject any anti-competitive regulations dictating how much or where anyone can work. In the same way I support equalizing the taxes charged so that we all have a way to contribute fairly to Baltimore's public safety, education resources, and public transportation.

In short, please hear my call for a fully implemented short-term rental law that will continue to benefit all of Baltimore's businesses, residents and families.

Sincerely,

Michael Williams
NAME

[signature]
SIGNATURE

2/25/15
DATE

Maryland Professional Contractors
COMPANY

General Contractor
POSITION

Baltimore's Best Cleaning

P.O.Box 25797 Baltimore MD 21224
410-657-5999

Letter of Opposition

02/21/2018

Article 15. Licensing and Regulation
Subtitle 48. Short- Term Residential Rentals
Article 28. Taxes

Dear Council Member,

I write in support of my fellow small business owners who are Baltimore residents and short-term rental hosts. These short-term hosts are small businesses that deliver vital tourist dollars to all parts of Baltimore's economy, its neighborhoods, and specifically to my company. Many of my residential cleaning clients are short-term rental hosts – including City residents who rent out their entire primary residence. Bill 18-0189 as it stands will negatively impact them and ultimately negatively impact my business.

Each host, whether renting out a private room in their house, a whole house, or multiple houses, plays an important role in our city, enhancing the stability and sustainability of our neighborhoods. Just as I would be outraged if City Council tried to dictate how much I could work, so too should these short term rental hosts be free to have the same opportunities.

Restrictions like the proposed cap on rentable nights have no place in our city's laws, and will decrease the potential customers for my small business. The City Council's role should be to embrace and encourage all forms of economic opportunity for our city. As a business owner, I reject any anti-competitive regulations dictating how much or where anyone can work.

In short, please hear my call for a fairly implemented short-term rental law that will continue to benefit all of Baltimore's businesses, residents and families.

Sincerely,

Walter Rivera
President
Baltimore's Best Cleaning Company

Dear Councilwoman Middleton,

Thank you for your commitment and service to Baltimore. I am grateful for the work you do to govern our city.

My wife Jenn and I have hosted over 500 people staying in Baltimore for a short duration of time in the past five years. We are "The Secret Garden" on Airbnb. As you contemplate needed oversight of Short Term REntals, I want to advocate that you consider how Airbnb, VRBO, Homeaway and others have and **might** continue to grow our city, growth that we desperately need.

You will hear numerous stories of financial opportunity that the sharing economy has provided to individuals of our metropolis. There is certainly an economic impact felt by the assets society is sharing in the age of better technology and platforms to do so. Jenn and I have reaped a financial benefit in our years of hosting. This economic gain is also felt directly by the city through added tax revenues on our income (nominal) the added property tax we pay (we purchased and renovated a second property adjacent to our home for airbnb) and the outside dollars paid to us that are now being used in the local economy. I am certain our economic impact is small relative to the traditional hotel and tourism industry, but none the less, it is real.

But Short Term rentals offers something hotels can not. Short Term rentals provide social growth.

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These relationships would not have happened with out short term rental through Airbnb. These relationships add value to our city in ways that hotels can not. This type of social growth; happy citizens, new citizens and citizens growing businesses is precisely what Baltimore needs!

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I hope you will consider how you want to grow our city and how best that might be accomplished.

Thank you for your time. Unfortunately I am unable to testify at the hearing scheduled for July 19th. If I can add more insight to what might be meaningful for oversight of short term rentals, I can be reached for additional comment at sgburkholder@gmail.com or 443.801.5220

Sincerely,

Scott Burkholder

CC:

Council Presidenty Jack Young

Councilman Leon Pinkett

Councilman Edward Reisinger

Councilman Robert Stokes

Councilman Eric Costello

Councilman Zeke Cohen

Letter of Opposition

In regards to:
Article 15. Licensing and Regulation
Subtitle 46. Short- Term Residential Rentals
Article 28. Taxes

Dear Council Member,

I write in support of my fellow small business owners who are Baltimore residents and short-term rental hosts. These short-term hosts are small businesses that deliver vital tourist dollars to all parts of Baltimore's economy, its neighborhoods, and specifically to my company.

Each host, whether renting out a private room in their house, a whole house, or multiple houses, plays an important role in our city, enhancing the stability and sustainability of our neighborhoods. Just as I would be outraged if City Council tried to dictate how much I could work, or how many locations I could open, so too should these fellow small businesses be free to have the same opportunities.

Restrictions like the proposed cap on rentable nights have no place in our city's laws, and will decrease the potential customers for my business. The guests of these short-term rental hosts and small businesses com to our neighborhoods to experience our culture, food, drink, services, and goods that small business owners like me provide.

The City Council's role should be to embrace and encourage all forms of economic opportunity for our city. As a business owner, I want City Council to ensure one thing: a level playing field. I reject any anti-competitive regulations dictating how much or where anyone can work, in the same way I support equalizing the taxes charged so that we all have a way to contribute fairly to Baltimore's public safety, education resources, and public transportation.

In short, please hear my call for a fairly implemented short-term rental law that will continue to benefit all of Baltimore's businesses, residents and families.

Sincerely,

Gregory Miller
AME

Greg Miller
GNATURE

2/23/18
TE

McConnell & Co
MPANY

Technology Specialist
ITION

Letter of Opposition

In regards to,
Article 15. Licensing and Regulation
Subtitle 48. Short- Term Residential Rentals
Article 28. Taxes

Dear Council Member,

I write in support of my fellow small business owners who are Baltimore residents and short-term rental hosts. These short-term hosts are small businesses that deliver vital tourist dollars to all parts of Baltimore's economy, its neighborhoods, and specifically to my company.

Each host, whether renting out a private room in their house, a whole house, or multiple houses, plays an important role in our city, enhancing the stability and sustainability of our neighborhoods. Just as I would be outraged if City Council tried to dictate how much I could work, or how many locations I could open, so too should these fellow small businesses be free to have the same opportunities.

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In short, please hear my call for a fairly implemented short-term rental law that will continue to benefit all of Baltimore's businesses, residents and families.

Sincerely,

ANDREA BOSLEY
NAME

SIGNATURE

2/23/18
DATE

CONCLUSIONS CLEANING SERVICES.
COMPANY

OWNER/OPERATOR
POSITION

Letter of Opposition

In regards to,
Article 15. Licensing and Regulation
Subtitle 48. Short- Term Residential Rentals
Article 28. Taxes

Dear Council Member,

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In short, please hear my call for a fairly implemented short-term rental law that will continue to benefit all of Baltimore's businesses, residents and families.

Sincerely,

Andrew Stonebarger
NAME

SIGNATURE

2/10/18
DATE

The Back Escape
COMPANY

General Partner
POSITION

Letter of Opposition

In regards to,
Article 15. Licensing and Regulation
Subtitle 48. Short- Term Residential Rentals
Article 28. Taxes

Dear Council Member,

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In short, please hear my call for a fairly implemented short-term rental law that will continue to benefit all of Baltimore's businesses, residents and families.

Sincerely,

Brian Bokert
NAME

SIGNATURE

2. 12. 18
DATE

BJB-1 - Inc.
COMPANY

Owner
POSITION

Letter of Opposition

In regards to,
Article 15. Licensing and Regulation
Subtitle 48. Short- Term Residential Rentals
Article 28. Taxes

Dear Council Member,

I write in support of my fellow small business owners who are Baltimore residents and short-term rental hosts. These short-term hosts are small businesses that deliver vital tourist dollars to all parts of Baltimore's economy, its neighborhoods, and specifically to my company.

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The City Council's role should be to embrace and encourage all forms of economic opportunity for our city. As a business owner, I want City Council to ensure one thing: a level playing field. I reject any anti-competitive regulations dictating how much or where anyone can work, in the same way I support equalizing the taxes charged so that we all have a way to contribute fairly to Baltimore's public safety, education resources, and public transportation.

In short, please hear my call for a fairly implemented short-term rental law that will continue to benefit all of Baltimore's businesses, residents and families.

Sincerely,

Matthew P. Bukowski
NAME

SIGNATURE

2. 12. 18
DATE

Bukowski Electric Inc.
COMPANY

owner
POSITION

Letter of Opposition

In regards to,
Article 15. Licensing and Regulation
Subtitle 48. Short- Term Residential Rentals
Article 28. Taxes

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In short, please hear my call for a fairly implemented short-term rental law that will continue to benefit all of Baltimore's businesses, residents and families.

Sincerely,

Carla Bravo Wing
NAME

Carla Bravo Wing
SIGNATURE

2-15-2018.
DATE

Phina's Fine Linens
COMPANY

Co-owner
POSITION

Letter of Opposition

In regards to,
Article 15. Licensing and Regulation
Subtitle 48. Short- Term Residential Rentals
Article 28. Taxes

Dear Council Member,

I write in support of my fellow small business owners who are Baltimore residents and short-term rental hosts. These short-term hosts are small businesses that deliver vital tourist dollars to all parts of Baltimore's economy, its neighborhoods, and specifically to my company.

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In short, please hear my call for a fairly implemented short-term rental law that will continue to benefit all of Baltimore's businesses, residents and families.

Sincerely,

Michael Ford
NAME

SIGNATURE

2/15/18
DATE

light street vapor
COMPANY

Co-owner
POSITION

Letter of Opposition

In regards to,
Article 15. Licensing and Regulation
Subtitle 48. Short- Term Residential Rentals
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Sincerely,

Maria Yom
NAME

SIGNATURE

2/15/2018
DATE

~~Nat~~ Federal Hill Natural Market
COMPANY

manager
POSITION

Letter of Opposition

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Sincerely,

John Leonard
NAME

SIGNATURE

2/15/18
DATE

Don't Know Tavern
COMPANY

Owner
POSITION

Letter of Opposition

In regards to,
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Subtitle 48. Short- Term Residential Rentals
Article 28. Taxes

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Sincerely,

PETE CHANG
NAME

SIGNATURE

2.15.18
DATE

SMITTYS LIQUORS
COMPANY

GM
POSITION

Letter of Opposition

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Subtitle 48. **Short- Term Residential Rentals**
Article 28. **Taxes**

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Sincerely,

Michelle Barrett
NAME

Michelle A Barrett
SIGNATURE

Feb 15, 2018
DATE

Harbor Que BBQ & Catering
COMPANY

Manager
POSITION

Letter of Opposition

In regards to,
Article 15. Licensing and Regulation
Subtitle 48. Short- Term Residential Rentals
Article 28. Taxes

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Sincerely,

Kelley Stewart
NAME

Kelley L. Stewart
SIGNATURE

Feb 16, 2018
DATE

Stewart Catering
COMPANY

Owner
POSITION

Letter of Opposition

In regards to,

Article 15. Licensing and Regulation

Subtitle 48. Short- Term Residential Rentals

Article 28. Taxes

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Sincerely,

Stella Sanstein

NAME

SIGNATURE

2/15/18

DATE

Harbor Que.

COMPANY

General Manager

POSITION

Letter of Opposition

In regards to,

Article 15. Licensing and Regulation

Subtitle 48. Short- Term Residential Rentals

Article 28. Taxes

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Sincerely,

[illegible] Benalcazar

NAME

[illegible]

SIGNATURE

2-15-18

DATE

IN BLOOM

COMPANY

Owner

POSITION

Letter of Opposition

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Subtitle 48. Short- Term Residential Rentals
Article 28. Taxes

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Sincerely,

Lisa Pitilis
NAME

Lisa Pitilis
SIGNATURE

2/12/18
DATE

Pitilis Dry Cleaners
COMPANY

Manager
POSITION

Letter of Opposition

In regards to,
Article 15. Licensing and Regulation
Subtitle 48. Short- Term Residential Rentals
Article 28. Taxes

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Sincerely,

Michael Anderson
NAME

SIGNATURE

2/15/2018
DATE

BMORE VAPES
COMPANY

Retail Manager
POSITION

Letter of Opposition

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Subtitle 48. Short- Term Residential Rentals
Article 28. Taxes

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Sincerely,

Andrew Stonebarger
NAME

SIGNATURE

2/10/18
DATE

The Back Escape
COMPANY

General Partner
POSITION

Letter of Opposition

In regards to,
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Subtitle 48. Short- Term Residential Rentals
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Sincerely,

Brian Birkett
NAME

SIGNATURE

2. 12. 18
DATE

BJB-1 - Inc.
COMPANY

Owner
POSITION

Letter of Opposition

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Subtitle 48. Short- Term Residential Rentals
Article 28. Taxes

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Sincerely,

Matthew P. Bukowski
NAME

SIGNATURE

2. 12. 18
DATE

Bukowski Electric Inc.
COMPANY

Owner
POSITION

Letter of Opposition

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Sincerely,

Carla Bravo Wing
NAME

Carla Bravo Wing
SIGNATURE

2-15-2018.
DATE

Phina's Fine Linens
COMPANY

Co-owner
POSITION

Letter of Opposition

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Subtitle 48. Short- Term Residential Rentals
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NAME

SIGNATURE

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DATE

light street vapor
COMPANY

Co-owner
POSITION

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Sincerely,

Maria Yom
NAME

SIGNATURE

1/15/2018
DATE

~~Nat~~ Federal Hill Natural Market
COMPANY

manager
POSITION

Letter of Opposition

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John Leonard
NAME

SIGNATURE

2/15/18
DATE

DON'T KNOW TAVERN
COMPANY

Owner
POSITION

Letter of Opposition

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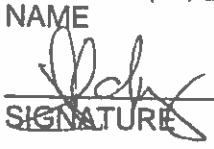
Sincerely,

PEE CHANG
NAME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SMITTYS LIQUORS
COMPANY

GM
POSITION

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In short, please hear my call for a fairly implemented short-term rental law that will continue to benefit all of Baltimore's businesses, residents and families.

Sincerely,

Michelle Barrett
NAME

Michelle M Barrett
SIGNATURE

Feb 15, 2018
DATE

Harbor Que BBQ & Catering
COMPANY

Manager
POSITION

Letter of Opposition

In regards to,
Article 15. Licensing and Regulation
Subtitle 48. Short- Term Residential Rentals
Article 28. Taxes

Dear Council Member,

I write in support of my fellow small business owners who are Baltimore residents and short-term rental hosts. These short-term hosts are small businesses that deliver vital tourist dollars to all parts of Baltimore's economy, its neighborhoods, and specifically to my company.

Each host, whether renting out a private room in their house, a whole house, or multiple houses, plays an important role in our city, enhancing the stability and sustainability of our neighborhoods. Just as I would be outraged if City Council tried to dictate how much I could work, or how many locations I could open, so too should these fellow small businesses be free to have the same opportunities.

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Sincerely,

Kelley Stewart
NAME

Kelley L. Stewart
SIGNATURE

Feb 16, 2018
DATE

Stewart Catering
COMPANY

Owner
POSITION

Letter of Opposition

In regards to,

Article 15. Licensing and Regulation

Subtitle 48. Short- Term Residential Rentals

Article 28. Taxes

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Sincerely,

Stella Sanstein

NAME

SIGNATURE

2/15/18

DATE

Harbor Que.

COMPANY

General Manager

POSITION

Letter of Opposition

In regards to,
Article 15. Licensing and Regulation
Subtitle 48. Short- Term Residential Rentals
Article 28. Taxes

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Sincerely,

Cesar Benalcazar
NAME

SIGNATURE

2-15-19
DATE

DJ BLOOM
COMPANY

Owner
POSITION

Letter of Opposition

In regards to,
Article 15. Licensing and Regulation
Subtitle 48. Short- Term Residential Rentals
Article 28. Taxes

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Sincerely,

Lisa Pitilis
NAME

Lisa Pitilis
SIGNATURE

2/12/18
DATE

Pitilis Dry Cleaners
COMPANY

Manager
POSITION

Letter of Opposition

In regards to,
Article 15. Licensing and Regulation
Subtitle 48. Short- Term Residential Rentals
Article 28. Taxes

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Sincerely,

Michael Anderson
NAME

SIGNATURE

2/15/2018
DATE

BMORE VAPES
COMPANY

Retail Manager
POSITION

The New York Times

New York City Looks to Crack Down on Airbnb Amid Housing Crisis

By Zoe Greenberg

July 18, 2018

The New York City Council voted unanimously on Wednesday to significantly restrict Airbnb and other online home rental services, joining a growing movement of cities around the globe in stepping up regulation of the so-called sharing economy.

The bill aims to prevent landlords and tenants from illegally renting out apartments for a few days at a time to tourists, a phenomenon that the city says has aggravated the housing crisis by making short-term rentals more profitable than long-term leases.

Online rental services like Airbnb and HomeAway would be required to provide the addresses and names of hosts to the city's Office of Special Enforcement every month, and to note whether rentals are for a whole apartment or just a room.

If the bill is signed into law, New York will join cities like San Francisco; New Orleans; Barcelona, Spain; and Vancouver, British Columbia, in regulating companies that profit from facilitating short-term rentals.

New York City is Airbnb's largest domestic market, but under state law, it is illegal in most buildings for an apartment to be rented out for less than 30 days unless the permanent tenant is residing in the apartment at the same time. The new disclosure requirements would make it much easier for the city to enforce the state law and could lead to many of the 50,000 units rented through Airbnb in the city coming off the market. After similar rules went into effect in San Francisco, listings fell by half.

"The vacancy rate in New York City is very low," the Council speaker, Corey Johnson, said before the vote. "We're in an affordable housing crisis. We're in a homelessness crisis. And Airbnb will not give us this data."

A City Hall spokeswoman said the new restrictions had the support of Mayor Bill de Blasio, who has made affordable housing one of his priorities, and he is expected to sign the bill into law.

Companies will face fines of up to $1,500 for each listing they fail to disclose, down from the $25,000 originally proposed.

Airbnb opposed the bill, arguing that it would hurt everyday New Yorkers who were renting spare rooms in their apartments to make ends meet. Throughout the debate over the bill, the company accused City Council members of kowtowing to the hotel industry. Last month Airbnb published a list of Council members and how much the hotel industry had contributed to each of their campaigns.

"After taking hundreds of thousands of dollars in campaign contributions from the hotel industry, we're not surprised the City Council refused to meet with their own constituents who rely on home sharing to pay the bills and then voted to protect the profits of big hotels," Liz DeBold Fusco, a spokeswoman for Airbnb, said in a statement, adding that the bill would violate the privacy of the sites' users and subject them to "unchecked, aggressive harassment."

The question of what would be best for "ordinary New Yorkers" was at the heart of the debate.

A report from the School of Urban Planning at McGill University, commissioned by the hotel workers' union, found that nearly half of the New York City rental revenue on Airbnb was earned by 10 percent of the hosts in the city, undercutting the company's argument that regular New Yorkers benefit widely from short-term rentals.

"Occasional hosts might be the numerical majority of hosts, but they account for a surprisingly small proportion of the actual rental activity on Airbnb and earn a surprisingly small proportion of the actual revenue," the report said.

An April report from the city comptroller's office found that Airbnb was exacerbating the city's affordable housing crisis, especially in crowded or gentrifying neighborhoods like Greenpoint, Bedford-Stuyvesant, Chelsea and Midtown. Over all, renters paid an additional $616 million in 2016 because of Airbnb, according to the report.

Airbnb disputed the methodology of both reports, accusing the McGill authors of having an "anti-home-sharing bias." And on Wednesday, the day of the City Council vote, an Airbnb host sued the city, alleging retaliation for speaking out in support of home-sharing in June. Airbnb is financing the host's suit.

City officials said the bill focused primarily on large-scale commercial landlords who were gaming the system.

"Yes, sometimes it's the common New Yorker," said Councilwoman Carlina Rivera, who introduced the bill. "But many times, especially in my district, these are landlords who are taking rent-regulated units out of the housing stock because they'd rather get a lot more money per night."

A version of this article appears in print on July 19, 2018, on Page A18 of the New York edition with the headline: New York Challenges Airbnb, Aiming at Landlords Who Rent to Tourists

San Diego council votes to limit Airbnb rentals to primary residences only

San Diegans who back restrictions on short-term vacation rentals stand up during public comments at the City Council meeting Monday. The council voted 6-3 to outlaw vacation rentals in secondary homes, limiting short-term stays to one's primary residence only. (Nelvin C. Cepeda / Union-Tribune)

By **Lori Weisberg and Rob Nikolewski**

JULY 16, 2018, 8:40 PM

In a move that will dramatically alter San Diego's home sharing landscape, the City Council Monday voted to outlaw vacation rentals in secondary homes, limiting short-term stays to one's primary residence only.

The effect of the action will be to curtail investor activity in the short-term rental market while also barring residents and out-of-towners from hosting short-term stays in multiple properties other than where they reside.

While the council was expected to weigh a special exemption for longstanding Mission Beach vacation rentals that already had paid required transient occupancy taxes, a council majority was not willing to go along with that. Roughly 44 percent of the housing stock in Mission Beach, long a popular destination for vacationers, is estimated to be short-term rentals.

The council vote was 6 to 3, with council members Scott Sherman, David Alvarez and Chris Cate dissenting.

One exception was made for San Diegans who have additional units on the same property as their residence, as in a duplex. In those instances only, a resident would be able to get a license for a second vacation rental. While not part of Monday's action, council members said they would like to revisit the issue of granny flats, which under current rules, could not be used for vacation rentals.

The crackdown on Airbnb-style rentals has the potential to affect as many as 80 percent of the city's more than 11,000 vacation rentals, estimated Elyse Lowe, the mayor's director of land use and economic development policy.

"Today's vote by the San Diego City Council is an affront to thousands of responsible, hard-working San Diegans and will result in millions of dollars in lost tax revenue for the City," Airbnb said in a statement to the U-T. "San Diego has been a vacation rental destination for nearly 100 years and today's vote all but ensures activity will be forced underground and guests will choose alternative destinations."

The action, following a more than six-hour-long, sometimes emotional hearing, marks a striking departure from the centerpiece of a compromise proposal crafted by Mayor Kevin Faulconer's office over the last several months in response to multiple failed efforts by council members over the last three years to legalize rentals popularized by Airbnb.

His plan would have permitted vacation rental hosts to rent out their primary residences while they are not present for up to six months a year — plus one additional home with no limit on the number of days annually. The council-approved plan, led by Coucilwomen Barbara Bry and Lorie Zapf, would still limit short-term rentals of one's primary home to six months.

While Faulconer's effort at a compromise was more restrictive than a proposal floated late last year by four council members, pressure has been increasingly building in recent weeks from the hard hit beach communities, as well as from organized labor and the California hotel lodging industry association, which had lobbied hard to get the city to rein in vacation rentals.

The new regulations, which will govern the renting out of rooms while the host is present, as well as an entire home when the resident is not present, will go into effect by July of 2019.

"I wasn't elected to serve the interests of out-of-town investors but our District 2 constituents who have spoken for years of abuses of short term rentals in their neighborhoods," said Zapf, who represents many of the beach communities. "Our neighborhoods should not be treated like a game of Monopoly ... while our long-term residents suffer. This is by no means the ideal solution but it's as close as we've gotten to getting some relief."

In another dramatic change, the council decided to not exempt Mission Beach, long a haven for vacation rentals, from the citywide regulations, as Faulconer had originally proposed. Earlier in the day, the mayor had released a memo saying he no longer favored allowing unlimited rentals in the community but did support grandfathering in existing rentals that had paid the required transient occupancy tax to the city.

According to Lowe, there are abo ,100 short-term rentals in Mission B that have registered to pay the city's room tax. It's not clear how many of those are primary residences.

Gary Wonacott, Mission Beach Town Council president, was happy with the council vote, having fought for years for tighter regulations.

"It's pretty emotional, really," Wonacott said, his voice breaking for a moment. "We get our community back ... I think this gives us a chance to get some young families back in."

While a number of changes were made to Faulconer's multi-pronged approach to regulating the proliferation of vacation rentals, he said he was pleased that it helped finally yield concrete action from the council.

"I introduced my compromise proposal to help the City Council find enough common ground so they could pass comprehensive short-term rental laws, and with the additional amendments made today we've finally achieved that goal," Faulconer said in a statement. "As I've said repeatedly, the most important thing is that we have an established set of rules that protects neighborhood quality of life through increased oversight and enforcement," Faulconer said in a statement.

Despite the change in who will be allowed to host vacation rentals, several other parts of Faulconer's framework for regulations remained, including the imposition of three-night minimum stays in the more saturated coastal areas and downtown San Diego. In addition, all short-term rentals of entire homes will be subject to a steep licensing fee of $949 annually — believed to be the highest in the country. The revenues will be used to fund new code enforcement positions in multiple departments, although with fewer short term rentals that would be paying the fee, the calculation may have to be readjusted.

Short-term rental hosts will also have to pay an affordable housing fee of $3.96 for whole-home rentals and $2.73 for those renting out a room in their home while they are present.

In a move to crack down even further on short-term rentals, the council added a provision that will require a more onerous permit process for homes with four or more bedrooms.

The new regulations also are designed to require compliance by the online platforms themselves, who would be subject to stiff penalties for failing to help ensure their hosts are registered.

Councilman Chris Cate, who has long favored a more permissive approach, said after the hearing he is worried about whether it can withstand legal challenge

"I am deeply disappointed in the proposal adopted by the Council relating to short-term rentals," he said on Twitter. "After nearly four years of debate and discussion, a reasonable compromise was before us that would balance neighborhood protections with our thriving tourism economy. Instead, the Council chose a path that is not only unenforceable and subject to legal challenge, but would drive the activity underground, resulting in the loss in millions of dollars in revenue that funds public safety officers and the repairing of city streets."

The California Coastal Commission, which has long supported vacation rentals as an affordable alternative to pricier hotel stays along the coast, will also have to weigh in. Last week the commission sent a letter to council members reminding them of the importance of the role such rentals play in ensuring affordable access to the coast.

Former San Diego City Attorney Jan Goldsmith, who appeared at the hearing on behalf of Airbnb and HomeAway, warned that legal challenges could follow. So, too, did Jonah Mechanic, who runs a vacation rental company and is president of Share San Diego, a group supporting more permissive rules governing vacation rentals.

He said the vote was "made on feelings, propaganda and fear-mongering and not on facts" and predicted the new rules will be challenged in court.

In the decade since Airbnb popularized the home sharing industry, San Diego's estimated inventory of vacation rentals has grown to more than 11,000, the majority of which are entire homes that are being rented out for short-term stays, according to the data analytics firm Host Compliance

In taking the action it did on Monday, the council is following the lead of other big cities, like San Francisco, New York and Paris, which, too, have limited short-term rentals to residents' primary homes.

Pressure has been building to take some action for several years amid complaints from residents that rotating cycles of vacationers are disrupting their quiet neighborhoods and depleting the supply of long-term housing. Vacation rental hosts counter that their tenants have been a boon to the economy and that platforms like Airbnb and HomeAway provide them extra revenue to help meet their financial obligations.

Councilwoman Bry predicted that the new rules will be defensible in court and still provide an avenue for extra income for residents.

"This is a great day for San Diego because we passed an ordinance that will protect our precious housing stock and still allow people to do home-sharing to make ends meet," she said minutes after the council session ended. "This is not a ban. This allows home-sharing and this allows someone to rent out their whole house on a short term basis up to six months a year. This is the original spirit of Airbnb.".

lori.weisberg@sduniontribune.com

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Twitter: @loriweisberg

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This article is related to: Mission Beach, Kevin Faulconer, San Diego City Council, Airbnb

Downtown Baltimore Family Alliance
PO Box 12010 | Baltimore, MD 21281 |

July 18, 2018

Dear Council President Jack Young and members of the Baltimore City Council,

On behalf of the Downtown Baltimore Family Alliance please accept this letter of support for Council Bill 18-0189 – Short Term Residential Rentals – Regulation and Taxation. The Downtown Baltimore Family Alliance is committed to building a strong city that every family loves to call home. Propelled by the belief that thriving connected communities are key to strong families, the Downtown Baltimore Family Alliance connects communities and empowers families to have a voice in Baltimore's future. Across the city, we partner with schools, government, business and non-profit organizations to develop family-wise programs and policies that support strong schools, safe streets and vibrant neighborhoods.

As families committed to Baltimore city's children we know firsthand the impacts of underfunded schools and neighborhoods. Knowing that we are in a time of diminished state resources for schools our children miss out when our schools are underfunded. The tax revenue that could be generated by short-term residential rentals could be reinvested in our schools and neighborhoods. Not taxing these short-term rentals would be a missed opportunity. For this reason, DBFA supports Council Bill 18-0189 – Short Term Residential Rentals – Regulation and Taxation.

We also want to ensure that all Baltimore property owners are held to the same rules and regulations that promote safe and stable neighborhoods. We believe that all of our neighbors, whether renters, homeowners or a combination thereof should have an equal stake in safeguarding a sustainable tax revenue stream for Baltimore's residents and our next generation.

Thank you for your work to find a sustainable solution to this pressing matter.

On behalf of Baltimore City families,

Celeste Perilla

Celeste Perilla
Interim Executive Director
Downtown Baltimore Family Alliance

Maryland BED & BREAKFAST ASSOCIATION
407 Second Street, Pocomoke City, MD 21851 Telephone: 443-437-7577
www.marylandbb.com
info@marylandbb.com

TESTIMONY IN SUPPORT of City of Baltimore Council Bill 18-0189
OFFERED ON BEHALF OF THE MARYLAND BED & BREAKFAST ASSOCIATION

On behalf of the Maryland Bed & Breakfast Association, I am writing to express support for the City of Baltimore Council Bill 18-0189 – Short Term Residential Rentals – Regulation and Taxation.

Perhaps the most important difference between a Maryland Bed and Breakfast Association member and any other lodging is our system of quality assurance. All inns must comply with all state and local regulations and have their licenses visibly posted. Our members are inspected periodically. We do so to succeed as small businesses and in the interest of laws ultimately written to protect consumers.

Short-term rental platforms, such as Airbnb, help their hosts circumvent state and local regulations. An Airbnb host can be online in a matter of hours, detached from the normal reality of opening a brick-and-mortar commercial establishment. For the Airbnb host, requirements like proper insurance, health and safety inspections and compliance with local zoning are simply disregarded. This is unfair to law-abiding bed and breakfast owners who pride themselves on complying with regulations and providing a positive consumer experience.

The Maryland bed and breakfast community is not advocating for the end of the sharing economy or the online platforms, like Airbnb, that support it. *We simply seek compliance with existing regulations.* There has been no urgency to ensure these regulations be applied equitably, including the collection of state sales and local occupancy taxes. This puts members of our association at a real financial disadvantage and does little to ensure the safety of customers who choose to stay overnight in the state of Maryland.

The Maryland Bed & Breakfast Association supports this legislation which would create a comprehensive framework for modernizing the regulation of short-term rental platforms in Baltimore, and ensure all hosts engaged in renting accommodations respect existing rules in the city and around the state. We respectfully request a favorable report.

Sincerely,

Mona Margarita, PhD
President
Maryland Bed & Breakfast Association

Bernard C. "Jack" Young
Council President,
Baltimore City

250 City Hall·Baltimore Maryland 21202
410-396-4804 · Fax: 410-539.0647

MEMORANDUM

TO: **Council President Bernard C. "Jack" Young**
FROM: **Kara Kunst**
DATE: **July 19, 2018**
RE: **Short Term Rentals Meeting**

DATE and TIME: July 19, 2018 at 11:00 AM
LOCATION: Council Chambers
STAFF PERSON: Kara Kunst
PURPOSE OF MEETING:

Outline of Short Term Residential Rental Bill:

- Regulates short term residential rentals in the City of Baltimore as a new subtitle in Article 48:
  - As introduced, allows a "host" (owner of property) to register up to two properties to use as a short-term residential dwelling unit and receive a license from the Finance Department
    - Hosted rentals may be used as STTR an unlimited number of days; Unhosted rentals are limited to 60 days (as introduced)
  - The bill requires the finance department to develop rules and regulations to carry out this program as well as manage the administrative processing of the licensing (note: the regulatory scheme is very similar to the late-night commercial operations license)
- Amends Article 28, section 21 "Taxes"
  - Clarifies that the "hotel" tax applies to short-term residential rentals in Baltimore City and that the tax can be collected and remitted by either the host or the hosting platform, depending upon to whom the rental fees are paid.

Purpose of Today's hearing:

- Gather information and collect public testimony on bills.
- We already know that there will be a number of requested amendments and the goal of today's hearing is to hear from agencies and the public.

Proposed amendments:

- There is an effort to compile all testimony underway with the goal of compiling a package of potential amendments that will be largely agreeable to all stakeholders.
- These amendments include raising the 60 day cap on unhosted rentals and altering the primary residence plus one secondary residence scheme.

Bullets – Opening Remarks

- Thank you, Vice President Middleton, for convening today's hearing of the Taxation Committee.

- It is my hope that today can be a productive discussion on short term rentals in Baltimore City.

- The bill before the council is a good start, and we know that it will likely be amended by this committee and the full council.

- I look forward to hearing from our agencies and all of the members of the public in attendance today.

- As a next step, a work session will be scheduled in the coming weeks to dive deeper into the comments, suggested, and proposed amendments.

- I look forward to a robust discussion and working to secure passage of a short term rental bill that works for the residents of Baltimore City.

AHLA
AMERICAN HOTEL & LODGING ASSOCIATION

Taxation, Finance & Economic Development Committee
Baltimore City Council
Baltimore, Maryland

Testimony presented by Isabela Dorneles
State & Local Government Affairs
American Hotel & Lodging Association

TESTIMONY IN SUPPORT OF BALTIMORE CITY COUNCIL BILL 18-0189 OFFERED BY THE AMERICAN HOTEL & LODGING ASSOCIATION

July 19, 2018

Chairwoman Middleton, Vice Chair Pinkett, and honorable members of the committee: I would like to thank you for hosting this important hearing today on Bill 18-0189, entitled *Short-Term Residential Rentals–Regulation and Taxation*, regarding the oversight of short-term rental platforms. We all agree that sound policy must be based on transparent and reliable evidence. That's why we support Council Bill 18-0189 as a good first step in holding online platforms accountable.

I want to start by confirming that competition is the hallmark of the lodging industry. We are not–and never have been–"against" competition. In fact, it's quite the opposite. With more than 54,000 properties across the country, including more than 78,000 rooms in Maryland[1], our industry embraces the opportunity to compete for guests. We thrive when everyone–all 54,000 of us–plays by the same set of rules designed to ensure the safety of our guests, our employees, and the communities in which we do business.

I'd also like to make this crystal clear: the lodging industry is not against home sharing. The occasional rental of a primary residence–the true spirit of the "sharing economy"–is the type of activity that generates positive benefits for tourism across the country, including right here in Baltimore. It brings choice to the open market. However, we are indeed concerned by the growing number of commercial operators who take advantage of short-term rental platforms to essentially operate multi-unit, full-time lodging businesses, with little to no oversight. That is not "home-sharing" as part of the sharing economy, those are *de facto*, illegal hotels.

While the popular online platforms that you are familiar with may have started out as a means for homeowners to offer an extra room in their home for the opportunity to earn supplemental income; these multibillion dollar companies have morphed into full-time lodging providers. Online platforms' revenue growth has increased exponentially because of the facilitation of multi-unit,

[1] https://ahla.morningconsultintelligence.com/reports/states/maryland.pdf

AHLA
AMERICAN HOTEL & LODGING ASSOCIATION

full-time commercial listings. Commercial investors advertise residential properties that have no regular occupant and make them available for short-term rent year-round. Leveraging this easy loophole, investors in Baltimore and cities across the country are operating illegal hotels without being subject to safety inspections, registering for operating licenses, providing consumer protection and insurance, or paying the taxes imposed on legitimate hotels.

While some jurisdictions in the state have already passed their own rules to regulate short-term rentals, there is growing concern from community leaders, neighborhood associations, business leaders, affordable housing advocates and others that share the various safety concerns that arise from this activity. All of these stakeholders agree that there isn't enough being done to curb illegal hotels in their neighborhoods. On a daily basis, we see horror stories reported across the country regarding criminal activity and neighborhood disturbances that include out of control house parties, drug dealing, human trafficking, prostitution, and even murder.

In 2016, Montgomery County[2] signed a secret tax deal with Airbnb[3] that incorrectly provided an air of legitimacy to short-term rentals. These so-called "Voluntary Collection Agreements" (VCAs) may actually violate local ordinances and/or zoning laws. Such deals hide the identity and location of Airbnb lodging operators from tax departments and other public agencies seeking to implement duly enacted laws. Data transparency is an indispensable part of transmitting auditable taxes. Legislation seeking to reign in commercial operators should pair transparency with registration and licensing. This is crucial to leveling the playing field in the lodging marketplace.

Contrary to zoning and housing ordinances, VCAs facilitate the illegal conversion of residential property into commercial-style lodging in residential neighborhoods—resulting in a flood of strangers descending upon otherwise quiet, tightly-knit communities. VCAs are unfair to taxpayers who diligently pay their taxes, to traditional lodging operators who follow the rules, and to citizens who seek a safe, peaceful place to live. Many localities have been proactive in addressing the concerns of short-term rentals within their communities.

Recently, Boston passed regulations that strike the proper balance between regulating commercial short-term rental operators and allowing for true home-sharing. Taking effect on January 1, 2019, the regulation addresses consumer safety and affordable housing while working to maintain the unique character of neighborhoods. The law also requires booking platforms to provide short-term listing data to the city monthly, including listing locations and occupancy statistics. It achieves this through a three-tiered approach, classifying short-term rentals into the following categories: 1)

[2] https://www.ahla.com/sites/default/files/Airbnb_Tax_Agreement_Report_0.pdf
[3] https://www.airbnb.com/help/article/2309/occupancy-tax-collection-and-remittance-by-airbnb-in-maryland

AHLA
AMERICAN HOTEL & LODGING ASSOCIATION

primary resident hosted short-term rental of a room, 2) rental of host's whole primary residence, and 3) rental of a secondary unit (listing of a owner-occupied two or 3 family building).

And just this week, the San Diego City Council passed an ordinance which restricts short-term rentals to hosts' primary residences only, while allowing for an additional auxiliary unit (such as a garage apartment or English basement) to be rented out. The bill includes tax remittance, licensing, platform compliance, an affordable housing impact fee, and a 3-year record-keeping requirement of short-term rental occupancy transactions. The key to this legislation lies in its accountability component: short-term rental operators must display a license number on all short-term rental advertisements.

Finally, just yesterday, in Airbnb's largest domestic market, the New York City Council unanimously[4] voted to make their short-term rental code even more stringent than it already was. The measure was co-sponsored by a whopping 44 of 51 members of the City Council. The ordinance[5] amended the short-term rental portion of the city's administrative code to require short-term rental platforms to provide monthly reports with addresses, legal names, URLs of advertisement, total number of days the unit was rented, total amount of fees, and other data about their listings to the Mayor's Office of Special Enforcement. These improvements come on the heels of a recent report from the Office of the New York State Comptroller[6] that links Airbnb to the city's soaring rental costs.[7]

Cities and states across the nation have taken aggressive steps to combat the ills that illegal hotels have brought to bear on residential neighborhoods. AHLA strongly urges the City of Baltimore to do the same. Thank you for your time.

Respectfully submitted,

Isabela Dorneles

State and Local Government Affairs
American Hotel and Lodging Association

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[4] http://legistar.council.nyc.gov/LegislationDetail.aspx?ID=3522047&GUID=BD0FAC13-E6DD-4C55-8376-CD82F1093402&Options=&Search=
[5] http://legistar.council.nyc.gov/LegislationDetail.aspx?ID=3522047&GUID=BD0FAC13-E6DD-4C55-8376-CD82F1093402&Options=&Search=
[6] https://comptroller.nyc.gov/reports/the-impact-of-airbnb-on-nyc-rents/
[7] https://www.cnbc.com/2018/05/03/airbnb-raises-nyc-rents-comptroller.html

July 19, 2018

Statement in Support of City Council Bill 18-0189

Madame Chair, Members of the Committee, Representatives of the Mayor and Departments and Agencies impacted by this legislation;

I am here to testify to you my support of City Council Bill 18-0189

My name is Bob Haislip and I am currently the General Manager of RSHC Hotel where I have worked for over 6 years.

The Royal Sonesta Harbor Court is a 203 room hotel located in the heart of the Charm City. On behalf of our 140 employees, I am here to request your support for Council Bill 18-0189, which will establish needed regulation to the fast-growing business of commercial short-term rentals in residential housing here in Baltimore.

Our hourly employees on average earn $13.65 an hour, including tipped employees, and have full benefits available to them including: Short term & Long term disability, 4 tiers of medical insurance, dental insurance, vision insurance, sick pay , holiday pay, vacation pay, uniforms supplied & cleaned, free employee meals and an employee assistance program. In addition over 63% of our employees reside in Baltimore City. I know the focus of this counsel on improving the opportunities for our city residents and I believe the hospitality industry in Baltimore meets and in most cases far exceeds the requirements and as such provides the quality of jobs that the city would like to see increasing.

According to AirDNA, an online company that provides comprehensive data on the short-term rental market, the greater Baltimore area has experienced an annual growth rate of 51% in short-term rental units between 2010 and 2018. On Airbnb alone, Baltimore has nearly 1,500 units being marketed as short-term rentals. More than half of these units are owned and operated by hosts who have multiple units on the website for rent, which is a clear sign that this activity consists of unregulated commercial lodging and not benign "home-sharing." During Preakness weekend over 4270 guests booked stays in Baltimore utilizing Airbnb, up by over 1000 YOY. This represents over $384k in income that currently, without regulation, goes untaxed. How many of us, in this room today, earn $384k or less and would like to pay no taxes??

We, the hotel community, appreciate the effort to apply fundamental tax and regulatory standards to the short-term rental market as proposed in this bill. It is only fair to established lodging operators in Baltimore that appropriate licensing and registration requirements also apply to short-term rentals. In doing so, the City will ensure hotel taxes are collected, hosts are operating in accordance with laws and codes designed to protect the safety of visitors, and the conversion of potential workforce housing to short-term transient rentals is slowed. We are especially encouraged by the sections of this bill that will prohibit platforms like Airbnb from facilitating rentals of illegal, unregistered units on their websites and require them to share sufficient data with the City to verify compliance.

Passing this measure will bring much needed structure for platforms and hosts to the short-term rental market. I wish to stress that we support flexibility for individuals who wish to offer their primary residence on a short-term basis, which is true "home sharing." However, the proliferation of commercial operators in this space has highlighted the importance of collecting all applicable lodging taxes and making sure all actors comply with local laws. Without a basic legal framework, an unregulated short-term rental market perpetuates an unlevel playing field for lodging operators here in the City.

I strongly urge you to approve this measure.

Thank you in advance for your thoughtful consideration.

Johnson Jr., Samuel

From: Middleton, Sharon
Sent: Sunday, July 22, 2018 11:38 AM
To: Patrick Campbell
Subject: Re: Today's Short Term Housing Bill

Thanks for added testimony. It will be added to committee bill file for review.

Sharon Middleton

Sent from my Verizon, Samsung Galaxy smartphone

-------- Original message --------
From: Patrick Campbell <patrick.campbell.dc@gmail.com>
Date: 7/22/18 10:09 AM (GMT-05:00)
To: "Middleton, Sharon" <Sharon.Middleton@baltimorecity.gov>
Subject: Re: Today's Short Term Housing Bill

Thanks for your reply!!!

You are getting rave reviews everywhere I look. For background, here are my listings subject to the bill and would be negatively impacted. I reached out to Councilmen Stokes, and Bullock as well who are the two councilmen for my three properties. My primary residence is in Councilman Cohen's district.

Here are three listings of mine that might be shut down if the current bill passes and they span two districts (they are not occupied by me and subject to stricter guidelines):

https://www.airbnb.com/rooms/22382480 21223

https://www.airbnb.com/rooms/5491808 21201

https://www.airbnb.com/rooms/645781 21201

Here's a summary of the complexity of this issue:

Some communities are addressing vacationers, some are addressing affordable stays when hotel pricing is high, some address the need for affordable housing for medical residents, visiting nurses, and other internships.

There are many differences of the STR options:

- Full house - non owner occupied
- Condo in secure building non owner occupied
- Condo in secure building owner occupied
- Separate entrance but owner occupied and private in part of a house
- Owner occupied with private suite and bathroom in house
- Private room with shared spaces with kitchen privileges and shared bathrooms
- Shared space, maybe futon or couch

Maybe a workaround for me is to claim that I live part time in my Patterson Park home with three private listings and then have a dedicated room in my house on Union Square as the "owner's" quarters.
Did anyone think of that? (I could come and go, once during their stay) I would loose at least one of my condos if I tried to workaround the system.

We might be adding a huge amount of bureaucratic overhead to address and fix a STR housing issue that is isolated to a specific community with specific issues.

I think we should go forward with the occupancy tax and do further study for the other restrictions.

It will be a HUGE WIN for Baltimore to get Airbnb to start collecting the tax and handing it over to Baltimore. They do this in DC and it works out beautifully.

Again, thanks for your concerns and being very fair and collaborative in your process.

Patrick Campbell
410-245-3558

On Thu, Jul 19, 2018 at 9:01 PM, Middleton, Sharon <Sharon.Middleton@baltimorecity.gov> wrote:

Good evening Ms. Campbell:

Thank you!

Thank you for sharing your viewpoint and summary of today's hearing. The hearing was very productive and added additional details.

I will add your pertinent opinion to the bill file, as the committee prepares for a date, and gathering of data for discussion during our work session.

Thank you for your patience and dedication as we continue to move forward with this important matter.

We will keep you posted!

Sincerely,
Sharon Middleton

Sent from my Verizon, Samsung Galaxy smartphone

-------- Original message --------
From: Patrick Campbell <patrick.campbell.dc@gmail.com>
Date: 7/19/18 8:30 PM (GMT-05:00)
To: "Middleton, Sharon" <Sharon.Middleton@baltimorecity.gov>
Subject: Today's Short Term Housing Bill

Dear Chairwoman Middleton,

It was a delight to be in court with you today for the hearing on Baltimore short term housing.

I have never been to a hearing like this and am VERY impressed with your leadership and providing a very fair and orderly proceeding.

I wanted to sincerely thank you for making the comment that "we're just getting started" at the end of my testimony today. That was VERY encouraging.

I wanted to summarize what I thought about during and after today's hearing:

- It was VERY clear based on the questions that Councilman Costello was asking that they **did not have enough relevant data** to make any kind of policy decision about the impact of their bill. He asked a number of questions about the Airbnb statistics as well as informally polling us in this venue at this late stage, which to me was more evidence that there has not been enough homework done about such a blanket bill that could have vastly unintended consequences.
- Many of the constituents in support of the bill were often quoting statistics and comparisons that are not pertinent to our unique community here in Baltimore and it made me very uneasy. It made me think that we are going down a very bad path without the proper research.
- There is a WIDE WIDE range of short term housing scenarios in the city from Federal Hill to the outskirts of West Baltimore. The one highlighted about the "hotel like" crowd in Federal Hill could be managed individually instead of "punishing" all the good things that are happening from all the other rentals.
- I REALLY do wish that this bill could be broken up and just start with the hotel tax that Airbnb can administer quite easily like they did in DC. Once the money starts flowing in that direction, the other issues might be less severe.
- We really do have enough quaint anecdotal evidence of a super thriving short term rental market economy in Baltimore BUT WE NEED THE NUMBERS. We need the numbers. In the meantime, let's move forward with what EVERYONE agrees on. The taxes.

Thanks for your time and please let me know any questions or comments you have. I would love to attend or help with any of the discussions you plan to have in the future.

Sincerely,

Patrick Campbell
410-245-3558

Johnson Jr., Samuel

From: Middleton, Sharon
Sent: Monday, July 23, 2018 11:13 AM
To: Johnson Jr., Samuel
Subject: Fwd: RENT CHARM CITY

Add

Sent from my Verizon, Samsung Galaxy smartphone

-------- Original message --------
From: "Costello, Eric" <Eric.Costello@baltimorecity.gov>
Date: 7/23/18 10:57 AM (GMT-05:00)
To: Patricia Helfrich <pah5and9@hotmail.com>, City Council President <City.CouncilPresident@baltimorecity.gov>, "Pinkett, Leon" <Leon.Pinkett@baltimorecity.gov>, "Clarke, Mary Pat" <MaryPat.Clarke@baltimorecity.gov>, "Henry, Bill (email)" <Bill.Henry@baltimorecity.gov>, "Reisinger, Edward" <Edward.Reisinger@baltimorecity.gov>, "Middleton, Sharon" <Sharon.Middleton@baltimorecity.gov>, "Scott, Brandon" <Brandon.Scott@baltimorecity.gov>, "Cohen, Zeke" <Zeke.Cohen@baltimorecity.gov>
Subject: RE: RENT CHARM CITY

Patricia, that is exactly what the proposed legislation will do. Thanks for reaching out and sharing your support. -Eric

Eric T. Costello
Baltimore City Council, 11th District
527 City Hall
100 N. Holliday Street
Baltimore, MD 21202
(443) 813-1457 (mobile)
(410) 396-4816 (office)
eric.costello@baltimorecity.gov
Twitter | Facebook

From: Patricia Helfrich [pah5and9@hotmail.com]
Sent: Saturday, July 21, 2018 10:48 AM
To: City Council President; Pinkett, Leon; Clarke, Mary Pat; Henry, Bill (email); Costello, Eric; Reisinger, Edward; Middleton, Sharon; Scott, Brandon; Cohen, Zeke
Subject: RENT CHARM CITY

Please read attached. There are no less than 37 AIRBNB properties in 21211 and 29 rental properties in three blocks of West 37th St.
I understand that tax codes favor people with multiple mortgages. (This is unlikely to change while Caligula resides at 1600.) I would hope that elected, local representatives/regulators would look out for neighborhoods and the people who reside in them, year after year. I do not pretend to understand the Zoning or Planning Commissions. It is obvious, however, that every other building in Baltimore has become or is becoming a rental

property. There is a finite need for rental properties just as there was for all the malls that now litter suburbia.
PLEASE require rental properties and AIRBNBs to be licensed & taxed differently than resident owners.
Thank you for your attention.

Patricia Helfrich
1337 W 37th St
Baltimore MD 21211
443-286-1808

Johnson Jr., Samuel

From: Middleton, Sharon
Sent: Friday, July 20, 2018 9:26 AM
To: BCYoung; Costello, Eric
Cc: Johnson Jr., Samuel
Subject: Fwd: [New post] Local Governments Across the Nation Respond to Airbnb & Short-Term Rental Challenge

Fyi

Sam,please add information to the file.

Thanks.
Sharon

Sent from my Verizon, Samsung Galaxy smartphone

-------- Original message --------
From: Conduit Street <donotreply@wordpress.com>
Date: 7/20/18 9:13 AM (GMT-05:00)
To: "Middleton, Sharon" <Sharon.Middleton@baltimorecity.gov>
Subject: [New post] Local Governments Across the Nation Respond to Airbnb & Short-Term Rental Challenge

Les Knapp posted: "A Sustainable Cities Network article (2018-07-18) highlighted the actions some local governments have taken across the United States in response to the burgeoning growth of Airbnb and similar short-term rental models. Short-term rentals, such as those off"

New post on **Conduit Street**

Local Governments Across the Nation Respond to Airbnb & Short-Term Rental Challenge

by Les Knapp

A *Sustainable Cities Network* article (2018-07-18) highlighted the actions some local governments have taken across the United States in response to the burgeoning growth of Airbnb and similar short-term rental models. Short-term rentals, such as those offered through services like Airbnb, offer both positives and negatives. They can encourage tourism and provide homeowners with extra income, both of which can help a local economy. However, they can also attract commercial investors and when the

concentration of short-term rentals reaches a tipping point, actually destabilize residential neighborhoods, reduce long-term rental options, and threaten jobs in the local hospitality industry.

MACo has supported addressing both the regulation and taxation issues posed by short-term rental properties. The Maryland General Assembly has considered legislation on short-term rentals for several years but nothing has passed to date. The article looked at how several local governments in other states have tried to address this challenging and complex issue.

Boston (Massachusetts)

The article focused on the efforts of Boston, which saw a dramatic spike in commercial investors purchasing residential properties to use as short-term rentals starting around 2013. The issue was brought into focus after a coalition of advocacy groups provided research from the University of Massachusetts showing the increasingly negative effects the short-term rental trend was having on the city's workers and residents. After being presented with the data, the city's elected officials took action:

> *In June 2018, the Boston City Council passed an ordinance eliminating investor unit listings and regulating other short-term residential rentals. It established a registration and data collection system that will allow the city to more effectively monitor the impacts of this industry on its residential housing supply. "At the same time, it continues to allow owner-occupants to rent out extra rooms on AirBnB for as many as 365 days, or their entire home while on vacation," the ordinance explains.*
>
> *[Fenway Community Development Corporation representative Colleen] Fitzpatrick says that having data about who owns properties and how they are managed as rentals is a very important piece of the puzzle for city leaders to possess. It would be helpful, but not practical, to access the databases of companies such as AirBnB, which has a very sophisticated registration platform. Without access to information, it can be difficult for communities to move from registration to enforcement.*

Fitzpatrick also noted in the article that the purpose of the ordinance was not to eliminate short-term rentals but rather find the balance between allowing short-term rentals and having stable communities and housing/long-term rental options.

Miami Beach (Florida)

The article discussed how Miami Beach has struggled to enforce its short-term rental regulations, which limit the location of short-term rentals based on tourist appeal and neighborhood character. For rentals less than six months and one day, homeowners must: (1) submit an affidavit stating that their home is located in an approved short-term rental area; (2) obtain a business tax receipt and resort tax account; and (3) if part of a condo association, show that the association allows short-term rentals. Single-family homes

are prohibited from engaging in short-term rentals. Violations result in the eviction of tenants and fines for the owner starting at $20,000.

Denver, Estes Park, and Larimer County (Colorado)

The article noted that Denver has imposed both regulations and taxes on short-term rentals, which generated $1.1 million in the first eight months of 2017. The property registration rate is estimated at around 70 percent.

Nearby Estes Park and Larimer County jointly developed short-term rental regulations to ensure consistency within their jurisdictions. All short-term rental property owners must register and pay an application fee of $200 plus $50 per bedroom. The joint ordinance: (1) sets caps on rentals within residential zones and limits occupancy to eight people per home unless exempted after a review process; (2) requires the designation of a local representative of property manager to handle complaints; and (3) prohibits employee housing, attainable housing, and accessory dwelling units from being registered.

Walla Walla (Washington)

The city of Walla Walla passed a controversial ordinance that prohibited short-term rentals for properties that were not owner occupied for at least 275 days per year and limited rentals to 29 days at a time. Owners must also register short-term rentals as a business and pay applicable taxes. The article described the controversy surrounding the ordinance and the implementation challenges as many short-term renters could not meet the short timeline for the registration and taxation requirements.

Useful Links

Prior *Conduit Street* Coverage of Airbnb Issues

Les Knapp | July 20, 2018 at 9:12 am | Categories: Business Affairs, Housing and Community Development, Planning and Zoning | URL: https://wp.me/pGGCP-u1w

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Trouble clicking? Copy and paste this URL into your browser:
https://conduitstreet.mdcounties.org/2018/07/20/local-governments-across-the-nation-respond-to-airbnb-short-term-rental-challenge/

Johnson Jr., Samuel

From: Patrick Campbell <patrick.campbell.dc@gmail.com>
Sent: Saturday, August 04, 2018 8:01 AM
To: Middleton, Sharon
Cc: Sneed, Shannon; Costello, Eric; City Council President; Bullock, John; Scott, Brandon; Stokes, Robert; Reisinger, Edward; Dorsey, Ryan; Johnson Jr., Samuel
Subject: August 4th: Short Term Housing Bill Update COUNCIL BILL 18-0189

Hi Chairwoman Middleton et al:

Gathering information about Baltimore short-term rentals has been a wonderful experience. A lot of concerned citizens have weighed in on various posts through out the city. There have been many comments, phone calls, individual texts in the following forums

Canton Neighborhood Unleashed
Union Square Neighborhood Association
Mt Vernon Association
South Federal Hill Neighborhood
Nextdoor for Patterson Park

Here's a sample update in one of the forums:

----------begin text----------

Update on Short-Term Housing Bill - PAY the TAX, get the FACTS

Thanks to everyone for engaging in our petition -- now with the slogan -- "PAY the TAX, get the FACTS" This is what we have discovered so far: * Most neighbors are fine with Airbnb in general as a good alternative for visitors and short-term residents for internships and other stays for work or for transitioning to Baltimore. * Some neighbors have concerns for "host-free" rentals in some neighborhoods where they believe that it might not be safe for the guests and the hosts are hard to contact. * Most neighbors agree that if there is a 9.5% hotel tax, Airbnb should collect it from the guests and not the hosts, the same way that hotels do now. * Many neighbors believe that "host-free" properties should be regulated the same as any other rental properties. * Most neighbors agree that Airbnb rentals where the host lives with the guests is an extremely positive experience that promotes Baltimore in ways that would not occur otherwise. * Many neighbors agree that the Airbnb rentals where the host lives with the guests should not be regulated the same as "host-free" rentals. * Some neighbors mentioned the displacement of long-term rentals from Airbnb rentals but were only able to cite other cities where they heard that was occurring but not in Baltimore. Any and all feedback is welcome. We need the facts. We'll pay the tax!!! Here's the petition - sign and share and post comments so we can glean more information about the specific issues in Baltimore: https://www.gopetition.com/petitions/vote-no-on-short-term-housing-bill.html

----------end text----------

NEXT STEPS:

- Please add this to the testimony for the record and working meeting coming up.
- Please also let us know how to get the total petition signatures to the right place in time for the working session and before a committee vote.
- Please also provide us with all correspondence received for or against the bill to confirm or dispute these findings from your repository of email correspondence and as a part of the Maryland Public Information

Act
(not sure if this applies or has to be exercised but Ian Duncan from the Baltimore Sun said it could be exercised)

Thanks to all! Patrick Campbell410-245-3558
PS. As noted, our slogan is, "PAY the TAX, get the FACTS"

Please consider the following:

1) Pass the hotel tax immediately without the restrictions and have Airbnb collect and pay to Baltimore like they do in DC and Miami and many other cities nationwide
2) Do more research before passing this bill with the data across all neighborhoods in Baltimore

Johnson Jr., Samuel

From: Patrick Campbell <patrick.campbell.dc@gmail.com>
Sent: Sunday, August 05, 2018 3:56 PM
To: Sneed, Shannon; Costello, Eric; City Council President; Bullock, John; Scott, Brandon; Stokes, Robert; Reisinger, Edward; Dorsey, Ryan; Johnson Jr., Samuel; Middleton, Sharon
Cc: Cohen, Zeke; Henry, Bill (email); Schleifer, Isaac; Burnett, Kristerfer; Clarke, Mary Pat
Subject: REQUEST: Maryland Public Information Act Regarding COUNCIL BILL 18-0189

Dear Council Committee Members for COUNCIL BILL 18-0189,

We've begun to gather a lot of information regarding COUNCIL BILL 18-0189 based on the public hearing a couple weeks ago.

We have also started this petition, "PAY the TAX, get the FACTS": https://bit.ly/2vhmHGC

We need your help! Please forward all of the legislative records you have from constituents you have that are for the bill and who are against the bill.

We'll keep a tally here on a daily basis of acknowledgment and submission of the records:

Committee Council Member	Replied with Receipt of Testimony	Submitted "For the Bill" Records	Submitted "Against the Bill" Records
Middleton, Sharon	YES	No	No
Sneed, Shannon		No	No
Costello, Eric		No	No
Jack Young		No	No
Bullock, John		No	No
Stokes, Robert		No	No
Reisinger, Edward		No	No
Dorsey, Ryan		No	No
Johnson Jr. Samuel		No	No

Our goal is to provide transparency to the citizens of Baltimore and make a good decision about short-term housing.

Thanks to everyone for your willingness to look at the data before making a decision. We'll pay the tax. We need the data.

Please consider arranging with Airbnb to collect the 9.5% hotel tax like they do in other world-class cities like Baltimore and will have more revenue for tourism and supporting infrastructure and programs without all the overhead of regulations.

Here's a copy of the signatures for the petition after just three days. We hope to get a lot more if necessary.

Please read the comments and we will add the comments from your records to the list.

Vote NO on Short-Term Housing Bill Regulations and Yes to Tax

Published by Patrick Campbell on 1st Aug 2018

PAY the TAX, get the FACTS:

The Baltimore City Council is about to pass a bill without doing the proper research for why the bill is relevant to the specific districts across Baltimore City. Instead, it relies on the efforts of a few people who have been impacted by some incidents that occurred over a year ago and that have already been addressed more effectively than by cumbersome regulations.

Much of the bill is drafted based on communities that are not comparable to Baltimore like New York, San Francisco, and Chicago. We need a more sensible approach to our city that benefits all rather than just a subset of our community who have strong support from the Hotel Lobby.

In the meantime, let Airbnb collect the 9.5& hotel tax from guests to improve our tourism and infrastructure.

We, the undersigned, believe that a hotel tax administered by Airbnb for short-term housing in Baltimore is the best alternative for the Baltimore City Council to consider instead of passing the current COUNCIL BILL 18-0189 with or without amendments.

The COUNCIL BILL 18-0189 is very cumbersome with regulations and policies that will have many unintended consequences for small businesses, local families, and tourists. While adding more bureaucracy to the city for inspections, compliance, fines, and administrative overhead, there is almost no evidence of short-term housing issues from Airbnb properties. When you ask someone, they typically provide a "what if" scenario that is not backed by real evidence. Airbnb has many self-regulating in policies in place that handle nuisance properties faster than a bureaucratic government process.

#	First name	Last name	Email	Address
1	Patrick	Campbell	patrick.campbell.dc@gmail.com	2322 East Baltimore
	Let's go!			
2	Ashley	Watson	ashwatson@gmail.com	
	Fells Point AirBnB host			
3	Lauren	Lamon	laurenlamon@yahoo.com	613 South Kenwood

#	First name	Last name	Email	Address
4	Michael	St Clair	stclair@messydesign.com	3310 Foster Ave
	Please reconsider this legislation.			
5	Mike	Kulyk	mikekulyk@yahoo.com	
6	Daniel	Baldwin	theelanbaldwin@gmail.com	2622 Fleet Street
	This should be decided on by the people of Baltimore and therefore, be made a referendum.			
7	Richard	Anderson	Richard@tulipclothing.com	7 N DUNCAN ST
8	Vincent	Delorenzo	vincent33@gmail.com	100 harborview 1006
9	Michelle	Shaw	michelle.shaw@gmail.com	807 Park Ave
10	Suzanne	Cox	suzannevalaitis@gmail.com	2417 Bauernschmidt
11	Marc	Braun	marcbraun@mac.com	1008 Hollins st
12	Jenna	Klempay	jennaklempay@gmail.com	3239 e baltimore st
13	ROBERT	EASTON	rgeaston@gmail.com	3337 Moravia Rd, 20
14	Andrew	Reitz	adreitz87@gmail.com	811 S Decker Avenue
15	Brent	Fuller	brentlfuller@yahoo.com	445 Hand ct
16	Paul	LaFranchise	lafranchisep@sec.gov	1525 W Lombard St
17	Wesley	White	wesleywhite.w@gmail.com	
18	Andrew	Fleck	fleck.baltimore@gmail.com	19 S Broadway, 2R
19	Megan	Renaud	mdrenaud@verizon.net	2219 E. Baltimore St.
	Air bnb is one of many tools that allows people to use the resources in hand to further their worthwhile goals. it also further the goals of the city by attracting people to con			
20	Erica	Goretzki	erica@akronedmr.com	2 Hopkins Plaza
21	Michael	Wood	m.wood1114@gmail.com	2209 Mullikin St
22	Joshua	Zealor	jzealor@gmail.com	1 east chase street
23	Kathleen	Orr	kathleen_orr@hotmail.com	115 S Washington
	Taxes on Air BnB is a great revenue producing idea			
24	Darren	Wright	darrenwright14@gmail.com	737 Harvey st
25	Jesse	Salazar	salazar.jesse@gmail.com	24 E PRESTON ST

#	First name	Last name	Email	Address
26	Brian	Acquavella	brianevella@gmail.com	1618 Belt Street
27	Sarah	DiAntonio	diantonio.sarah@gmail.com	1041 Saint Paul St Ur
	The availability of affordable AirBnBs is often a big part of what brings a tourist to a city. I was recently considering a trip to Boston, but couldn't find an appropriate AirB staying in unhosted AirbnBs because you get to feel/live like a local for the duration of your stay. Last summer I wanted to rent out an AirBnB in town for my sister's bach and spent our money there. Shutting down AirBnB's shuts down tourism in our city. If anything, we need more hosts that can act as embassadors for Baltimore.			
28	Stephanie	Loughran	smuell21@gmail.com	1835 S HANOVER S
	No to short-term housing regulations!			
29	Ryon	Cahill	ryon.cahill.517@gmail.com	1813 Westphal Pl
	This measure will only hurt the people in the city and help only the hotel companies.			
30	Rachel	Feldman	Rachfeldman@gmail.com	1244 w 37th st
	More study is needed before voting on the bill in it's current form. As an owner occupied airbnb host I have countless examples of wonderful guests who help make the city			
31	Kasia	Brodka	kasiabrodka@hotmail.com	1720 Olive St.
	I love living next to a house who hosts STR (short term rentals). The property is kept really clean, nice, updated. We enjoy meeting and giving advice to new visitors who a neighborhood looking nicer then the LTR (long term rentals). We are having constant issues with LTR who are there for 1 maybe 2 years max before they move out. This i			
32	Nina	Wroten	nolesing@mail.ru	24912 back creek
	Benefits of attracting different types of tourists, that otherwise won't stay in a hotel, are enormous for city and it's small businesses. Regulations that regulate noise, good c			
33	Ford	Torney	ford.torney@gmail.com	1714 Light Street
34	Jennifer	C	blackmjc@hotmail.com	Wellham Ave
35	Magdaline	Kelley	magelinek@yahoo.com	100 Harborview Driv
	I'm primarily living in Delaware, but live half the time in Baltimore, so I have an interest in this issue			
36	Ronald	Monk	ron.monk@monumentsothebysrealty.com	402 Folsom Street
37	Lisa	Williams	lisa.rudolph19@gmail.com	2111 E Pratt St
38	Victoria	Raabe	Victoria.Raabe@gmail.com	2425 Eastern Ave
39	Lorraine	Dean	ltdean2003@hotmail.com	1032 McDonogh St
	As a homeowner and voter in local elections, I am opposed to the legislation as currently written. As written, it comes across as an unecessary administrative burden on the should be completely exempt from the license and instead this legislationg should focus on defining the difference between a hotel and short term rental. While it is reasonl from unused space in the home. The licensing process as written does not offer any additional protections for consumers or short term renters, and benefits neither homeow more fair alternative. The City can collect its revenue while preventing barriers and subsequent disparities in who may rent her home.			
40	Stephen	Williams	scwilliams20@gmail.com	2111 E Pratt St
41	Jean	Pula	jrpula@gmail.com	3031 Eastern Avenue

#	First name	Last name	Email	Address
42	Marl	Moylan	m_moylan@yahoo.com	1917 e Lombard st
43	Dan	Dotter	ddott1987@gmail.com	926 S Belnord Ave
44	Jeff	Tomecek	5thBohemianDrab@comcast.net	42 N Patterson Park A
45	Dear na	Tonsor	dtonsor@juno.com	107 E Gittings St
46	Jeff	Andersen	andersen.jeffa@gmail.com	1249 Riverside Ave
47	Mike	Christy	mikecc60@gmail.com	18988 Choctaw
48	Edward	Klopp	JLloppie@yahoo.com	116 Fittings st
49	Bren on	McGill	trent.steiner@gmial.com	3317 Foster Ave
	Stop trying to stifle what is good for consumers.			
50	ilya	altman	ilya.altman@gmail.com	238 s chapel st
51	Samir	Alam	samin881@yahoo.com	
52	Larry	Housman	lshousman@netzero.com	1278 battery ave
53	Thor as	Dawson	thomas.dawson@comcast.net	1729 Jackson st
	I know people that rent via Airbnb. It is not only additional income for them, but also for surrounding local businesses that the visitors might not patronize if staying at a do			
54	Tony	Menendez	tmenendez23@gmail.com	514 s. Lakewood ave
55	Step anie	Ainsworth	steflainsworth@gmail.con	2030 Bank Street
56	Mich el	Barrett	mikeconstruct@aol.com	1001 St. Paul Street,
57	Garr tt	Schiche	gcs33@hotmail.com	1302 Jackson St
58	Phili	Goldberg	PhilipS.Goldberg@gmail.com	
59	Cory	Luquet	coryluquet@gmail.com	206 E Lanvale St
60	Dere	Court	derekcourt@yahoo.com	108 E Gittings St
61	Mich le	Gleason	abitooc@gmail.com	3700 San Martin dr
62	Thuy Linh	Nguyen	thuylinhnguyen88@gmail.com	2316 Ashland Ave
63	Erin	Stamos	erinmelina@hotmail.com	2711 N Howard St
64	Brian	Pomento	bpomento@gmail.com	
65	Daw	Marsiglia	dawndawsey@yahoo.com	2207 e Baltimore st

#	First name	Last name	Email	Address
66	Cara	Frye	carafrye1@yahoo.com	20 N Patterson Park
67	Kerri	Cardello	kerrimckendree88@gmail.com	200 s. Patterson Park
	This is crazy that anyone thinks it's OK to regulate small business like this , shame on you			
68	Jonathan	Koscianski	bravojonny15@gmail.com	516 S Madeira St
69	Scott	Eggleston	egglest3@yahoo.co	18 s. Patterson Park A
70	Tarrell	Harrel	tharrel@gmail.com	
71	Katelyn	Falk	katelynbfalk@gmail.com	429 Pine St
	We enjoy using air bnb and are using it for this visit!			
72	Victor	Schriefer	gschriefer@gmail.com	122 S Parrerson
73	Kfir	Catalan	kfircatalan@gmail.com	Po box 13264
74	Ellen	Walter	waltere245@gmail.com	493 criswelldrive
	Yes to tax petition			
75	Kate	Lentkowski	queen.icyday@gmail.com	
76	Lorie	McCarthy	loriegraffius@gmail.com	1520 Hornbeam Dr.
77	Will	Sutton	suttonwjr@gmail.com	lombard st
78	Rebecca	Bors	rbors311@gmail.com	43 s stricker
79	Shandra	Dohoney	stoh0509@gmail.com	1313 N. Calvert St
80	Ronald	Campbell	ron@rycampbell.com	109 Lewis Brook Roa
81	Hannah	Tsiopanos	hannahtsi@gmail.com	517 Cathedral St
82	Kristen	Zoli	kzoli722@gmail.com	1101 north calvert st
83	Lenny	Johnson	lennyj1914@gmail.com	

Johnson Jr., Samuel

From: Pamela Tate <pwtate50@gmail.com>
Sent: Monday, August 06, 2018 3:18 PM
To: Costello, Eric
Subject: Support Council Bill 18-0189 for regulations on commercial short-term rentals

Dear Council Member Costello,

I support Council Bill 18-0189 to regulate commercial short-term rental properties. I'm concerned that this growing trend of investors buying homes and operating as unlicensed hotels, often in violation of zoning laws and without any city tax or safety requirements, is reducing the availability of affordable housing stock and raising rents for residents in Baltimore City.

We are counting on the Baltimore City Council to pass legislation to promote true home-sharing while regulating commercial operators of short-term rentals that drive up rental prices and leave neighborhoods transient and less secure. Requiring commercial Airbnbs to pay the hotel tax will also generate $300,000 in new tax revenue for our city.

Please join other cities like San Francisco, Chicago and Montgomery County that have supported similar legislation to promote true home-sharing and regulate commercial short-term rentals. Please support Council Bill 18-0189.
****
On a personal note, I have two rentals on my block in Federal Hill, they are not owner occupied as their deeds say, which is illegal. They are owned by an LLC registered in Virginia. In addition to the hospitality tax and property tax, housing violation codes exist because they operate as a primary residence not a commercial business. Thus they advertise on VRBO for occupancy of 10-12 persons per unit with no secondary egress. Although the list on individual violations (sewage load, garbage load on our public services) could go on, I feel a very important underestimated component of allowing our city to have so many short term rentals that are NOT OWNER occupied devolves our communities at the heart. No one is a neighbor or looking out for anything nor are they an owner, or hotelier or B and B operator that has a vested interest in the location. Each time one of the lovely guests say " Oh sorry we will be gone in a minute, we are just unloading." That takes place on my stoop blocking my front door and garage. Please note, the frequency of this can be up to 10 times in one weekend given the # of guests in the unit along with the # of nights of occupancy 1,2, or 3.
I have had cigarette butts 10-20 land in my patio from their 3 rd floor non permitted structure burning holes in my lawn chair. But if this were a neighbor rental (long term) or owner or an owner occupied rental property, I would be able to take the issue up. The landlord to these properties responds and puts in more regulations on the tenants but one time stayers don't have too much to loose after the fact. Although their landlord may put something on the tenants nothing changes for me. I will stop now with examples. I and my family have been residents of South Baltimore and Federal Hill for 37 years. We renovated a house in 1981 on Patapsco Street. Then reinvested in the neighborhood by building a house within a garage some 19 years ago and raised our 3 children here and dogs. We are invested ! It is a sad time, for the very charm that a renter would want to engage in here is being undermined by the very act of not having a property owner occupied. The state of Maryland should have issue with this too because of how easily veiled they are under the super structure of an LLC.
Thank you for your time council people. I will hope for the quick and FUll passage of this bill.

Sincerely,

Pamela Tate
7 E Churchill St
Baltimore, MD 21230
pwtate50@gmail.com

Johnson Jr., Samuel

From: Peter Van Buren <ptvnbr@gmail.com>
Sent: Monday, August 06, 2018 3:19 PM
To: Costello, Eric
Subject: Support Council Bill 18-0189 for regulations on commercial short-term rentals

Dear Council Member Costello,

I support Council Bill 18-0189 to regulate commercial short-term rental properties. I'm concerned that this growing trend of investors buying homes and operating as unlicensed hotels, often in violation of zoning laws and without any city tax or safety requirements, is reducing the availability of affordable housing stock and raising rents for residents in Baltimore City.

We are counting on the Baltimore City Council to pass legislation to promote true home-sharing while regulating commercial operators of short-term rentals that drive up rental prices and leave neighborhoods transient and less secure. Requiring commercial Airbnbs to pay the hotel tax will also generate $300,000 in new tax revenue for our city.

Please join other cities like San Francisco, Chicago and Montgomery County that have supported similar legislation to promote true home-sharing and regulate commercial short-term rentals. Please support Council Bill 18-0189.

This bill makes sense for our city, and therefore I support it as an AirBnB Superhost.

Sincerely,

Peter Van Buren
1500 Bolton St
Baltimore, MD 21217
ptvnbr@gmail.com

Johnson Jr., Samuel

From: Middleton, Sharon
Sent: Monday, August 06, 2018 7:55 PM
To: Johnson Jr., Samuel
Cc: Costello, Eric
Subject: Fwd: Follow up to Committee hearing and request to participate in workgroup

Fyi

Sent from my Verizon, Samsung Galaxy smartphone

-------- Original message --------
From: Rachel Indek <rachel@bmoreathome.com>
Date: 8/3/18 11:33 AM (GMT-05:00)
To: "Middleton, Sharon" <Sharon.Middleton@baltimorecity.gov>, "Costello, Eric" <Eric.Costello@baltimorecity.gov>, "Pinkett, Leon" <Leon.Pinkett@baltimorecity.gov>, "Reisinger, Edward" <Edward.Reisinger@baltimorecity.gov>, City Council President <City.CouncilPresident@baltimorecity.gov>, "Stokes, Robert" <Robert.Stokes@baltimorecity.gov>, "Mayor Catherine E. Pugh" <mayor@baltimorecity.gov>
Cc: Roman Meytin <roman@mtvernonflats.com>, Jessica Grayson Nizamoff <jessica.grayson@gmail.com>, Leigh Profit <leighdprofit@gmail.com>, Michael Licea <mikelicea@gmail.com>, Michael Sung <michael@sasquatchlp.com>, Michael Ryan <michaelryanwright@gmail.com>, Brigitte Williams <brigitterealtor@yahoo.com>, Matt and Jenna Durrette <mattandjennahost@gmail.com>, Callie Rahman <crahman25@gmail.com>, "Ptak, Cindi (FHWA)" <Cindi.Ptak@dot.gov>, "Kunst, Kara" <Kara.Kunst@baltimorecity.gov>, "Schleifer, Isaac" <Isaac.Schleifer@baltimorecity.gov>, "Henry, Bill (email)" <Bill.Henry@baltimorecity.gov>, "Cohen, Zeke" <Zeke.Cohen@baltimorecity.gov>, "Scott, Brandon" <Brandon.Scott@baltimorecity.gov>, "Sneed, Shannon" <Shannon.Sneed@baltimorecity.gov>, Stephanie Fleishman <stephanie2910@verizon.net>, Sean Malone <sean.malone@mdlobbyist.com>, Alex Bland <alex.bland@airbnb.com>, Margaret Winters <winters.drmargaret@gmail.com>, Al "MyRealtorIsAwesome" Hallivis <myrealtorisawesome@gmail.com>
Subject: Follow up to Committee hearing and request to participate in workgroup

Dear Madam Chair, Members of the Committee, President Jack Young, and Mayor Pugh,

Thank you again for allowing all our members of the Coalition to voice their opposition to the current version of the bill and support the four amendments at the Committee hearing.

Thanks to the media coverage of the hearing, we have received almost 300 new requests and comments from citizens previously unaware of the bill looking to join the Coalition's efforts in the last two weeks. There are also a growing number of voices in the community who are completely opposed to any bill and are extensively trolling both our members and local politicians on social media.

The thousand people represented by the Coalition still believe that a sensible legislation that brings tax dollars to the city and regulation for short term rentals, while not limiting business, is the right

approach. With so many people entrusting the Coalition to represent their interests, We feel a high level of responsibility and urgency to move forward with the changes to the bill.

You have publicly stated that the next step in this process is to workshop the changes to the bill with all concerned parties. We stand ready, willing and able to participate in the discussions. Please let us know once that date has been scheduled.

There has been some insinuations made against me personally and other members of the Coalition about negative Facebook pages and social media attacks. I want to state unequivocally that we have neither created nor condoned these negative statements. We have insisted that all members of our coalition stay positive, constructive and respectful and publicly stated our position and thoughts on this bill from the beginning. Unfortunately, we cannot control nor be responsible for the actions of people who see this bill as an attack on their livelihood. We will continue insisting that such behavior has no place in our coalition and is simply a distraction from the issue at hand.

With almost 1000 active Coalition members who are concerned about the intended and unintended repercussions of this bill, we welcome the opportunity to negotiate changes to the bill that will make everyone happy: short term rental hosts, hotels, locally owned businesses, city residents and more. We welcome the opportunity to work with you to amend this bill and get it passed.

Thank you!
Rachel Indek,
On Behalf of the Baltimore Hosts Coalition
--

****
Rachel L. Indek
Bmore At Home Properties
410.357.1046
Rachel@BmoreAtHome.com
BmoreAtHome.com
Upscale Furnished Rentals in Baltimore's Premier Neighborhoods
Follow us on Facebook @BmoreAtHome
Follow us on Instagram @Bmore.At.Home

****
Rachel L. Indek
Bmore At Home Properties
1.410.357.1046
Rachel@BmoreAtHome.com
www.BmoreAtHome.com
Upscale Furnished Rentals in Baltimore's Premier Neighborhoods
Follow us on Facebook @BmoreAtHome
Follow us on Instagram @Bmore.At.Home

Johnson Jr., Samuel

From: Middleton, Sharon
Sent: Monday, August 06, 2018 6:45 PM
To: Johnson Jr., Samuel
Cc: Costello, Eric
Subject: Fwd: FYI

Fyi

Sent from my Verizon, Samsung Galaxy smartphone

-------- Original message --------
From: Patricia Helfrich <pah5and9@hotmail.com>
Date: 8/6/18 3:46 PM (GMT-05:00)
To: "Pinkett, Leon" <Leon.Pinkett@baltimorecity.gov>, "Clarke, Mary Pat" <MaryPat.Clarke@baltimorecity.gov>, ZONING <hcczoning@gmail.com>, hccpresident <hccpresident@gmail.com>, "Henry, Bill (email)" <Bill.Henry@baltimorecity.gov>, "Middleton, Sharon" <Sharon.Middleton@baltimorecity.gov>, Stephanie Murdock <stephmurdock@gmail.com>, Bob Stimler <bobstimler@hotmail.com>
Subject: FYI

https://www.fairfaxcounty.gov/planning-zoning/zoning/short-term-property-rentals

Short-Term Property Rentals in Fairfax County | Planning ...

www.fairfaxcounty.gov

Fairfax County, Virginia - A short-term rental (STRs) is any occupancy of a dwelling for a period of less than thirty days. The Zoning Ordinance currently does not permit such uses in any dwelling unit and only allows short-term overnight stays as a hotel/motel or bed and breakfast

Patricia Helfrich
1337 W 37th St
Baltimore MD 21211
443-286-1801

TAXATION, FINANCE, AND ECONOMIC DEVELOPMENT COMMITTEE

BILL 18-0189

Administrative Communications

Name	Type	Date Received
Councilwoman Mary Pat Clarke	Written Testimony	2/13/2018

BALTIMORE CITY COUNCIL

MARY PAT CLARKE
14th District

City Hall, Room 550
100 N. Holliday St.
Baltimore, Md 21202
410-396-4814
410-545-7585 fax
marypat.clarke@baltimorecity.gov

February 13, 2018

Director Avery Aisenstark and Deputy Director Thaddeus Watulak
Ethics Committee of Baltimore City
Department of Legislative Reference
City Hall, 6th floor
Baltimore, Maryland 21202

Re: Disclosure of Conflict and Recusal pertaining to City Council Bill
18-0189- Short-Term Residential Rentals – Regulation and Taxation

Dear Mr. Aisenstark and Mr. Watulak,
As advised by Deputy Director Watulak, Ethics Committee of Baltimore City, I have a conflict of interest pertaining to provisions of this legislation and am recusing myself, as required, from active participation in City Council hearings, votes, and discussions on Bill 18-0189.

My husband and I are owners of The Baltimorean Apartments, 2905 North Charles Street, in Baltimore. A small but relevant portion of our operations involve short-term rentals for out-of-town visitors to Baltimore City, mainly related to guest faculty assignments and special events across the street at the Johns Hopkins University, Homewood Campus. Bill 18-0189 affects that short-term rental portion of the business.

Because so many 14th District constituents are also affected and have been requesting my advice about provisions of this legislation, I have been advised that, without my direct supervision, my staff may provide the "constituent services" of arranging meetings with other legislators and City Council staff members who can help answer questions and assist in the amendment process. My staff is to restrict itself to contact and meeting arrangements and factual tasks such as confirming hearing dates and cancellations. They may not and will not advise in any way about the legislation itself. Thanks for your attention.

Sincerely yours,

Mary Pat Clarke

received
2/14/18 JRS

cc: Kara Kunst, President's Office; Hon. Sharon Middleton; Cindy Leahy & Stephanie Murdock

TAXATION, FINANCE, AND ECONOMIC DEVELOPMENT COMMITTEE

BILL 18-0189

Communications Addendum

Letters of Support

Name	Type	Date Received
Adam Novotny	Written Testimony	12/14/2017
Keith McNeill	Written Testimony	12/15/2017
Jeff	Written Testimony	01/12/2018
Robert Bowers	Written Testimony	01/17/2018
Mary Toth	Written Testimony	01/17/2018
Thomas Patrick	Written Testimony	01/17/2018
L. Matheson	Written Testimony	01/17/2018
Susie Chisolm	Written Testimony	01/27/2018
Rosemary Bishop	Written Testimony	01/29/2018
Bob Haislip	Written Testimony	01/29/2018
Mr. & Mrs. Stephen Topping	Written Testimony	01/30/2018
Rosalind Heid	Written Testimony	02/06/2018
Roxie Herbekian	Written Testimony	02/06/2018
Alex Clough	Written Testimony	02/08/2018
Phyllis Gunkel	Written Testimony	02/08/2018
Carol Hylton	Written Testimony	02/14/2018
Joe Myers	Written Testimony	02/17/2018
Thomas Patrick	Written Testimony	02/22/2018
Jason Curtis	Written Testimony	02/23/2018
Daniel Thron	Written Testimony	02/23/2018
Lynnae Young	Written Testimony	02/23/2018
Lorrie Caudle	Written Testimony	03/01/2018
Ann Mowrey	Written Testimony	03/16/2018
Camilla Carr	Written Testimony	03/19/2018
Sahand Yazdanyar	Written Testimony	03/28/2018
Thomas Carlson	Written Testimony	03/29/2018
Sara Rothamel	Written Testimony	3/29/2018
Pamela Tate	Written Testimony	05/21/2018
Sharon Reuter	Written Testimony	05/31/2018
Linda Smith	Written Testimony	06/03/2018
Lindsay Keipper	Written Testimony	07/11/2018
Stefanie McKenzie	Written Testimony	07/16/2018

Johnson Jr., Samuel

From: Adam Novotny <anovotny@innerharborhi.com>
Sent: Thursday, December 14, 2017 3:43 PM
To: Costello, Eric
Subject: Short Term Rental regulation

Councilman Costello,

Greetings for the Holiday Inn Inner Harbor. Happy Holiday to you! I am writing to you because I understand you are the co-sponsor of a potential bill to license and regulate short-term rentals. I would fully support such a bill. I am concerned about the lack of regulation and I urge you to introduce the bill during the upcoming session.

Thank you for your service.

Adam Novotny I General Manager
Holiday Inn Inner Harbor – Baltimore Downtown
301 West Lombard St Baltimore, Maryland 21201
(p)410.637.4600 (c) 410.200.4410 (f) 410.637.4680
anovotny@innerharborhi.com
www.HolidayInn.com/bal-downtown

Johnson Jr., Samuel

From: McNeill, Keith <Keith.McNeill@marriott.com>
Sent: Friday, December 15, 2017 11:05 AM
To: Costello, Eric
Subject: Baltimore City Short-Term Rental Bill

Dear Councilman Costello:

I trust this letter finds you well.

As the General Manager of Baltimore Marriott Inner Harbor @ Camden Yards, I am honored to lead 185 associates who are very proud to work and reside in Baltimore.

I am writing to express my concern by the lack of regulation on short-term rentals in Baltimore City and urge you and Council President to introduce a bill to address it.

Thank you for your consideration and Happy Holidays!

MARRIOTT

TRAVEL BRILLIANTLY.

Keith McNeill | General Manager

Baltimore Marriott Inner Harbor at Camden Yards | 110 South Eutaw St. Baltimore, MD 21201 | P 410-209-2800

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Johnson Jr., Samuel

From: jeff@schoenborn.us
Sent: Friday, January 12, 2018 5:00 PM
To: Costello, Eric
Subject: FW: "Protect" Baltimore Neighborhoods from Commercial Short-Term Rentals

Eric,

I support reasonable regulations of short-term rentals. But I also have 2 businesses in Baltimore and find this to be a challenging place to operate. So I support deregulation in general and not the self-serving framework that the organization that sent this advocates. They're just a special interest oligopoly trying to block having modern, nimble and innovative businesses for competition. There's something very disordered in heavily regulated industries where the "right to do business" becomes an asset in itself – taxi medallions in NYC and liquor licenses in Baltimore shouldn't be family heirlooms like medieval guilds.

I do support requiring some sort of registration and fair taxation of short term rentals. I lived next door to Scarborough Fair for 6 years and have no concern for my security or neighborhood integrity from AirBnb. Indeed, the reverse is true – more people, more patrons in our shops and restaurants, and more diversity for all of us to enjoy. And I find the argument about "affordable housing" ridiculous. Why attempt to depress the housing appreciation that would benefit the city by raising the tax base and reduce property taxes without a matching increase in demand for city services?

-- Jeff

From: AirbnbWATCH Maryland [mailto:infomd=airbnbwatch.org@mail211.atl21.rsgsv.net] **On Behalf Of** AirbnbWATCH Maryland
Sent: Friday, January 12, 2018 4:19 PM
To: jeff@schoenborn.us
Subject: Protect Baltimore Neighborhoods from Commercial Short-Term Rentals

Baltimore City residents:

The Baltimore City Council will soon be considering a bill on short-term rentals, and they need to hear from you. Commercial investors have been buying properties in our neighborhoods and renting them on sites like Airbnb to people who generally stay for short periods of time.

Just in the 21201 zip code, there are 95 properties owned by hosts who have

multiple listings, with an average of 3.8 guests per house (Source: Airdna.co). These commercial Airbnbs are essentially unlicensed hotels in residential areas, without the safety features or commercial insurance that hotels are required to have.

Commercial short-term rental properties threaten our neighborhoods by:

- Driving up long-term rental prices and inflating the affordable housing crisis
- Reducing the single-family housing inventory for City residents
- Risking the safety of our families and homes
- Not paying their fair share of taxes

The City Council needs to hear from you.

Click here to email your councilmember and ask them to support reasonable regulations on commercial short-term rentals.

True home-sharing – renting out your primary residence for short periods of time – can be a great asset to Baltimore residents and the City as a whole. But unregulated commercial operators should have limits.

For more information, visit our website and take a look at our fact sheet. Please contact us with any questions or comments at infomd@airbnbwatch.org.

Sincerely,
AirbnbWATCH Maryland

About AirbnbWATCH

AirbnbWATCH is a project of American Family Voices, bringing together a collection of organizations dedicated to a common goal: Protect communities and travelers by exposing commercial operators who use sites like Airbnb to run illegal hotels in residential properties under the radar and by making sure all

hotel businesses play by the same rules.

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You are receiving these emails because you live in Baltimore, MD.

Our mailing address is:

AirbnbWATCH
1350 I St NW
Washington, DC 20005

Add us to your address book

Want to change how you receive these emails?

You can update your preferences or unsubscribe from this list.

Johnson Jr., Samuel

From: Robert Bowers <user@votervoice.net>
Sent: Wednesday, January 17, 2018 4:55 PM
To: Costello, Eric
Subject: Support regulations on short-term rentals

Dear Council Member Costello,

I support regulations like the hotel tax and safety standards for commercial short-term rental properties. They should be subject to similar regulations as hotels and bed and breakfasts by ensuring consumer safety and paying their fair share to the City.

Baltimore City homeowners, renters, and legitimate short-term rental hosts are negatively impacted by these unlicensed hotels in their residential neighborhoods. We are depending on the City Council to protect our common interests.

Please support legislation that would regulate commercial short-term rentals for safety and fair competition.

Sincerely,

Robert Bowers
1316 Bolton St
Baltimore, MD 21217
lbow2326@yahoo.com

Johnson Jr., Samuel

From: Mary Toth <mary_toth@msn.com>
Sent: Wednesday, January 17, 2018 9:06 PM
To: Costello, Eric
Subject: Support regulations on short-term rentals

Dear Council Member Costello,

I support regulations like the hotel tax and safety standards for commercial short-term rental properties. They should be subject to similar regulations as hotels and bed and breakfasts by ensuring consumer safety and paying their fair share to the City.

Baltimore City homeowners, renters, and legitimate short-term rental hosts are negatively impacted by these unlicensed hotels in their residential neighborhoods. We are depending on the City Council to protect our common interests.

Please support legislation that would regulate commercial short-term rentals for safety and fair competition.

Sincerely,

Mary E Toth
118 W Lee St
Baltimore, MD 21201
mary_toth@msn.com

Johnson Jr., Samuel

From: thomas patrick <tdp7patrick@gmail.com>
Sent: Wednesday, January 17, 2018 10:23 PM
To: Costello, Eric
Subject: Airbnb's

Councilman Costello,

Although I have already sent an email formatted by AirbnbWatch Action Center, I want to emphasize with this personal addendum my concern about the harm to my neighborhood, Federal Hill, by properties that are essentially commercial hotels that are proliferating out of control. For example, on the unit block of East Churchill, two townhouses have been purchased, as I understand it, by a Virginia company. The townhouses are operated as !00% short term rental properties. The renters are often out-of-town party groups that are boorish, loud and disruptive. The owners' commercial cleaning vehicles routinely block this alley street. Although each townhouse has a single car garage, the renting groups typically have more than one vehicle and think nothing of parking illegally in the surrounding neighborhood, and even in neighboring townhouse deeded parking spaces.

The quaint concept of someone renting a room in their house for a short time and advertising on Airbnb is not what is happening. Instead, numerous properties are being acquired by absentee owners on residential streets for the sole purpose as serving as hotels.

I can't believe that our zoning permits such destruction of the residential character of my neighborhood. Moreover, I can't believe the residences-now-hotels meet any kind of health and safety standards--handicap access, fire codes, necessary ingress/egress, etc.

And, the fact that these properties don't collect the necessary state and local sales and hotel taxes short changes our City and its permanent residents. Not to mention that the tax and other regulatory dodges place those Baltimore hotels that follow the applicable hotel requirements at a competitive disadvantage (one of which hotels, the Hilton, is owned by the City!).

Your proposed legislation sounds like a good start, but I question whether it goes far enough. Any of these residences-now-hotels should be subject to all the requirements that apply to any other bona-fide hotel, such as health and safety regulations.

Thomas D Patrick

Johnson Jr., Samuel

From: L. Matheson <user@votervoice.net>
Sent: Wednesday, January 17, 2018 8:03 PM
To: Costello, Eric
Subject: Support regulations on short-term rentals

Dear Council Member Costello,

I support regulations like the hotel tax and safety standards for commercial short-term rental properties. They should be subject to similar regulations as hotels and bed and breakfasts by ensuring consumer safety and paying their fair share to the City.

Baltimore City homeowners, renters, and legitimate short-term rental hosts are negatively impacted by these unlicensed hotels in their residential neighborhoods. We are depending on the City Council to protect our common interests.

Please support legislation that would regulate commercial short-term rentals for safety and fair competition.

Sincerely,

L. Matheson
119 Welcome Aly
Baltimore, MD 21201
lmatheson100@yahoo.com

Johnson Jr., Samuel

From: Susie Chisolm <susiechisolm@gmail.com>
Sent: Saturday, January 27, 2018 7:36 AM
To: Costello, Eric
Subject: Support regulations on short-term rentals

Dear Council Member Costello,

I support regulations like the hotel tax and safety standards for commercial short-term rental properties. They should be subject to similar regulations as hotels and bed and breakfasts by ensuring consumer safety and paying their fair share to the City.

Baltimore City homeowners, renters, and legitimate short-term rental hosts are negatively impacted by these unlicensed hotels in their residential neighborhoods. We are depending on the City Council to protect our common interests.

Please support legislation that would regulate commercial short-term rentals for safety and fair competition.

Sincerely,

Susie Chisolm
227 Lanasa Ln
Baltimore, MD 21230
susiechisolm@gmail.com

Johnson Jr., Samuel

From: Rosemary Bishop <rosemary.bishop@marriott.com>
Sent: Monday, January 29, 2018 9:33 AM
To: Costello, Eric
Subject: Support regulations on short-term rentals

Dear Council Member Costello,

I support regulations like the hotel tax and safety standards for commercial short-term rental properties. They should be subject to similar regulations as hotels and bed and breakfasts by ensuring consumer safety and paying their fair share to the City.

Baltimore City homeowners, renters, and legitimate short-term rental hosts are negatively impacted by these unlicensed hotels in their residential neighborhoods. We are depending on the City Council to protect our common interests.

Please support legislation that would regulate commercial short-term rentals for safety and fair competition.

Sincerely,

Rosemary Bishop
110 S Eutaw St
Baltimore, MD 21201
rosemary.bishop@marriott.com

Johnson Jr., Samuel

From: Bob Haislip <bhaislip@sonesta.com>
Sent: Monday, January 29, 2018 2:55 PM
To: Costello, Eric
Subject: Support regulations on short-term rentals

Dear Council Member Costello,

I support regulations like the hotel tax and safety standards for commercial short-term rental properties. They should be subject to similar regulations as hotels and bed and breakfasts by ensuring consumer safety and paying their fair share to the City.

Baltimore City homeowners, renters, and legitimate short-term rental hosts are negatively impacted by these unlicensed hotels in their residential neighborhoods. We are depending on the City Council to protect our common interests.

Please support legislation that would regulate commercial short-term rentals for safety and fair competition.

Sincerely,

Bob Haislip, General Manager, Royal Sonesta
550 Light St
Baltimore, MD 21202
bhaislip@sonesta.com

Johnson Jr., Samuel

From: Mr. & Mrs. Stephen Topping <shtopping@gmail.com>
Sent: Tuesday, January 30, 2018 10:35 PM
To: Costello, Eric
Subject: Support regulations on short-term rentals

Dear Council Member Costello,

I support regulations like the hotel tax and safety standards for commercial short-term rental properties. They should be subject to similar regulations as hotels and bed and breakfasts by ensuring consumer safety and paying their fair share to the City.

Baltimore City homeowners, renters, and legitimate short-term rental hosts are negatively impacted by these unlicensed hotels in their residential neighborhoods. We are depending on the City Council to protect our common interests.

Please support legislation that would regulate commercial short-term rentals for safety and fair competition.

Sincerely,

Stephen Topping
35 E Montgomery St
Baltimore, MD 21230
shtopping@gmail.com

Rosalind Ellis Heid
250 S. President Street #701
Baltimore, MD 21202-4462
410.625.9262
paulheid@msn.com

February 6, 2018

The Honorable Zeke Cohen
Baltimore City Council – District 1
City Hall
100 N. Holliday Street
Baltimore, MD 21202

Re: Council Bill #18-0189 – Short-Term Residential Rentals

Dear Councilman Cohen:

Just read in the Baltimore Sun an article regarding Councilman Costello's proposal relating to short term rentals. While I have no problem with folks having houseguests or others staying in their homes, it is wrong for anyone in Baltimore go into the hotel business without abiding by the same regulations that apply to the hospitality industry.

Apparently there are internet platforms like Airbnb making it possible to rent space in residential property and circumvent hotel regulations. Also, many cities have reported situations where overuse of sites like Airbnb are harmful to neighborhoods.

I urge you to support Bill #18-0189. I will also share this information with my neighbors. I look forward to learning your opinion on the aforementioned legislation.

Respectfully,

Rosalind Heid,
Constituent – District One

Cc: The Hon. Eric Costello
Council President Bernard Jack Young

Johnson Jr., Samuel

From: Roxie Herbekian <rherbekian@unitehere.org>
Sent: Tuesday, February 06, 2018 11:13 AM
To: Costello, Eric
Subject: UNITE HERE Local 7 and Short Term Residential Rental Bill

Follow Up Flag: Follow up
Flag Status: Completed

Dear Councilmember Costello,

As the representative of Baltimore Hotel workers UNITE HERE Local 7 has a vested interest in Bill 18-0189 that you introduced last night.

I do not see a copy of the drafted legislation on the Baltimore City Council website. This is to request a copy of the Bill and to arrange a meeting with you next week. If possible we would like to meet on Wednesday, 2/14 anytime after 1pm.

Yours truly,

Roxie Herbekian
President
UNITE HERE Local 7
1800 N. Charles Street, Suite 906
Baltimore, Maryland 21201
Mobil: 301-651-8526
Phone: 443-438-5607 ext 10
FAX: 443-438-5702

Johnson Jr., Samuel

From: Alex Clough <alexandraclough@yahoo.com>
Sent: Thursday, February 08, 2018 9:42 PM
To: Costello, Eric
Subject: Short Term Residential Rentals

Dear Councliman Costello,

Thank you for introducing the bill on Monday to limit short term rentals in Baltimore. My family has the misfortune of living next to a home that was vacant for years and has now become a vacation rental property. The company owning this property is based in Virginia and they have been difficult to deal with. The house is listed as sleeping 12 and although the listing says they don't accept parties that has not been the reality, as their own reviews on VRBO attest. We have had to call the police repeatedly and have had to tell their drunk renters to get off our roof in the middle of the night. We spent much of last summer dreading what we would have to deal with when the next weekend party arrived. The work done to renovate the house was shoddy, including improper removal of formstone and not flashing a third story addition which left water pouring down an interior wall in our home, and the noise from this property has been a nuisance to the surrounding neighbors. My family greatly appreciates the steps you are taking to lessen this problem. We love our neighborhood and would like the neighborhood feel back. We didn't sign up for living next to a party venue and we don't think it's fair that a company can come in and create one in a house adjoining our home.

Thank you for representing our best interests.

Sincerely,

The Clough Family

Johnson Jr., Samuel

From: osaycnyouseehon@aol.com
Sent: Thursday, February 08, 2018 11:56 PM
To: Costello, Eric
Subject: AirB&Bs

Dear Councilman Costello:

I'm writing about your bill regarding AirB&Bs. I agree that the city needs to take a more in-depth look at what their impact could be on our neighborhoods and what regulations the city should impose. Here are my concerns:

Allowing investors to buy homes in the area, strictly for the purpose of short-term rentals for AirB&B or any other extremely short-term rental has several impacts:

1) It puts a tear in the concept of "neighborhood" or "block" if houses are only occupied by a constant stream of strangers.
2) When the house is not occupied by renters, it is open to vandalism, break-ins, drug users. We've already had several attempted break-ins in our area; this would encourage more.
3) AirB&Bs need a local management company; and if nothing else, residents should have a phone number to contact that company if the short-term lessee raises neighborhood concerns.
4) Parking. I hardly think I need to stress that none of us will be happy to cede our parking spaces to anyone who doesn't live on our street--although we often have to with 2-and-3 car families moving in. And woe to the council member or mayor who would give one of those coveted spots to an AirB&B. I can't imagine not filing a suit to stop such a move.
5) Frankly, I would feel less secure living next door to a row house that was only occupied by short-term renters. How would I know if the noises I hear are from renters or intruders or who? And one of the perks of living in row houses is that if I yell, a neighbor on either side can hear me. Or if I smell smoke, I can run next door to see what's going on. A dwelling that is unoccupied for periods of time takes away a modicum of safety.

I hope you will continue to pursue this. Investment in the city is important, but since we're saying that firefighters and police should live in the city to work here, perhaps we should say that people buying houses for investment should only be allowed to do long-term rentals.

Thank you.

phyllis gunkel
133 E Randall Street
Baltimore, MD 21230
Osaycnyouseehon@aol.com

Johnson Jr., Samuel

From: Carol Hylton <cwhylton@me.com>
Sent: Wednesday, February 14, 2018 7:17 AM
To: Costello, Eric
Subject: Air b&b

Good morning, Eric-

I want to thank you, and encourage your continued efforts, for limiting the air b&b market in Baltimore City. I do not want multiple strangers wandering in and out of the houses around mine, and I do not want those among us with questionable motives to be able to do with air b&b what many others have done as slum lords.

Our neighborhoods need to be neighborhoods- not commercial areas of unregulated and unstable housing. One of the defenders of this type of business, quoted in the article, lives across the street from me. Thus, I am also aware that intention, respectability and responsibility are all very questionable and unreliable in those hoping for this kind of leeway.

Please keep up the good fight and push your legislation through to protect our neighborhoods.

Thank you-
Carol Hylton

Johnson Jr., Samuel

From: Joe Myers <josephjmyers61@gmail.com>
Sent: Saturday, February 17, 2018 5:29 PM
To: Costello, Eric; Dorsey, Ryan
Subject: Air BnB Legisation

Councilmen,

I would like to thank Councilman Costello for introducing the proposed legislation (COUNCIL BILL 18-0189) regulating Airbnb rentals in Baltimore City.
I would like to thank my Councilman Dorsey for supporting this legislation.

As a resident of Mayfield and one of Councilman Dorsey's neighbors I would like to raise another issue of Airbnb rentals that may not be addressed by the legislation.This concerns an absentee owner who is renting the whole house on Airbnb. I believe this is defined as an "unhosted rental" in the bill.)
The house is advertised as Robbins nest and is listed as sleeping 8, At $189/night it obviously caters to families and larger groups. See: https://www.airbnb.com/rooms/20056053

While this unregulated hotel seems to have the potential to violate Baltimore Citycode that limits occupancy to 4 unrelated persons in a dwelling unit, I have been told by housing enforcement officers there is nothing they can do as it is a transient situation. I have also been told by zoning that there are currently no regulations on operating an Airbnb .

To give you an indication of the frequency of turnover, the property lists 2 reviews in DEC, 5 in JAN and 2 already for FEB.

Apart from the transient nature of this occupancy, the size of the groups renting this property create significant parking problems for actual taxpaying city residents. On a recent weekend, there were 6 out of state vehicles parked on the street by renters at the property. We currently have at least 1 other non-owner occupoed rental on the bock, but since this is a long-term rental, it does not cause similar problems.

With 4 properties currently for sale on the street, I am afraid that other absentee landlords may seize the opportunity and create additional unhosted rentals in our residential community.

Please take action to protect our neighborhood from becoming a transient environment by limiting the growth of these types of unregulated hotels.

Thank you for your attention in this matter.

Regards,
Joe Myers
2224 Pelham Avenue

Johnson Jr., Samuel

From: thomas patrick <tdp7patrick@gmail.com>
Sent: Thursday, February 22, 2018 3:02 PM
To: Costello, Eric
Subject: Bill 18-0189

Councilman Costello,

I support this bill to regulate short term rentals in Baltimore, which rentals often use Airbnb as their rental platform. The practice of investors acquiring residential houses and apartments to use as hotels is a neighborhood destroying, tax avoiding disease in our City.

Thomas D Patrick
9 E. Montgomery Street

Johnson Jr., Samuel

From: Jason Curtis <jason.curtis@hotelindigobaltimore.com>
Sent: Friday, February 23, 2018 10:19 AM
To: Costello, Eric
Subject: Support Council Bill 18-0189 for regulations on commercial short-term rentals

Dear Council Member Costello,

I support Council Bill 18-0189 to regulate commercial short-term rental properties. I'm concerned that this growing trend of investors buying homes and operating as unlicensed hotels, often in violation of zoning laws and without any city tax or safety requirements, is reducing the availability of affordable housing stock and raising rents for residents in Baltimore City.

We are counting on the Baltimore City Council to pass legislation to promote true home-sharing while regulating commercial operators of short-term rentals that drive up rental prices and leave neighborhoods transient and less secure. Requiring commercial Airbnbs to pay the hotel tax will also generate $300,000 in new tax revenue for our city.

Please join other cities like Philadelphia, Seattle and San Francisco that have supported similar legislation to promote true home-sharing and regulate commercial short-term rentals. Please support Council Bill 18-0189.

Sincerely,

Jason Curtis
24 W Franklin St
Baltimore, MD 21201
jason.curtis@hotelindigobaltimore.com

Johnson Jr., Samuel

From: Daniel Thron <daniel.thron@hotelindigobaltimore.com>
Sent: Friday, February 23, 2018 10:31 AM
To: Costello, Eric
Subject: Support Council Bill 18-0189 for regulations on commercial short-term rentals

Dear Council Member Costello,

I support Council Bill 18-0189 to regulate commercial short-term rental properties. I'm concerned that this growing trend of investors buying homes and operating as unlicensed hotels, often in violation of zoning laws and without any city tax or safety requirements, is reducing the availability of affordable housing stock and raising rents for residents in Baltimore City.

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Please join other cities like Philadelphia, Seattle and San Francisco that have supported similar legislation to promote true home-sharing and regulate commercial short-term rentals. Please support Council Bill 18-0189.

Sincerely,

Daniel Thron
24 W Franklin St
Baltimore, MD 21201
daniel.thron@hotelindigobaltimore.com

Johnson Jr., Samuel

From: Lynnae Young <lynnae.young@hotelindigobaltimore.com>
Sent: Friday, February 23, 2018 10:54 AM
To: Costello, Eric
Subject: Support Council Bill 18-0189 for regulations on commercial short-term rentals

Dear Council Member Costello,

I support Council Bill 18-0189 to regulate commercial short-term rental properties. I'm concerned that this growing trend of investors buying homes and operating as unlicensed hotels, often in violation of zoning laws and without any city tax or safety requirements, is reducing the availability of affordable housing stock and raising rents for residents in Baltimore City.

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Please join other cities like Philadelphia, Seattle and San Francisco that have supported similar legislation to promote true home-sharing and regulate commercial short-term rentals. Please support Council Bill 18-0189.

Sincerely,

Lynnae Young
24 W Franklin St
Baltimore, MD 21201
lynnae.young@hotelindigobaltimore.com

District 1
443-974-7607

Johnson Jr., Samuel

From: Pamela Tate <pwtate50@gmail.com>
Sent: Monday, May 21, 2018 10:37 PM
To: Costello, Eric
Subject: Re: Air B & B legislation

Thank you so much for your prompt reply.
Where can I view the bill and keep up with it?
Pam Tate

On Mon, May 21, 2018 at 9:57 PM Costello, Eric <Eric.Costello@baltimorecity.gov> wrote:

The bill has been introduced, but we haven't announced a hearing yet. I hope to do so in mid-June once the budget process is completed.

Sent from my Verizon, Samsung Galaxy smartphone

-------- Original message --------
From: Gmail <pwtate50@gmail.com>
Date: 5/21/18 14:14 (GMT-08:00)
To: "Costello, Eric" <Eric.Costello@baltimorecity.gov>
Subject: Air B & B legislation

Good Afternoon can you tell me where to find your work on the latest "Air B &B" short term rentals legislation to be introduced
Thank you
Pamela Tate

Johnson Jr., Samuel

From: Sharon Reuter <sharon@reuter.net>
Sent: Thursday, May 31, 2018 10:38 AM
To: Costello, Eric
Subject: I support your stand on air b n b

just fyi.

sharon reuter

Johnson Jr., Samuel

From: Stefanie O. McKenzie <stefanie@readco.biz>
Sent: Monday, July 16, 2018 11:13 AM
To: Costello, Eric
Cc: Lane, Justin S.
Subject: Short Term Rentals

Eric,

I noticed a hearing regarding legislation on short-term rentals is coming up this week.

As a homeowner that had a short-term rental located next to my residence until last month, I would like to let you know I fully support the reasonable regulation and taxation of short-term rentals. While the adjacent property served as an AirBnB, we faced a number of issues with the property including diminished sense of community with guest turn over, lack of maintenance to property, especially in winter months, and often one night renters who did nothing more than throw raging parties.

When a owner or long term renter resides next door, we have always been able to cultivate an amiable relationship that allows us to resolve issues neighbor to neighbor. With short term renters, we never knew who we would be speaking to or the state of mind the person may be in and often resorted to municipal services to resolve issue from noise complaints to frozen sidewalks to even fireworks being discharged from a roof deck. It seems only reasonable that short term rentals should pay taxes to reflect their increased burden on municipal services and deterioration of community.

Also, I hope that the legislation will address issues of health, safety, and welfare related to short-term rentals including but not limited to ensuring appropriate fire prevention or detection devices, health inspections including identification of potential infestations, and other regulations to ensure maintenance of the structures in use.

In our particular situation, a high deposit or three night minimum stay would have gone a long way to deterring the rent for a party situation we experienced.

I often use VRBO or AirBnB rentals and appreciate their role in my travel. I do however think it is important that these businesses be appropriately regulated to protect the travelers using them, the neighbors impacted by them, and even the owners renting them.

Please let me know if you need anything from me prior to the hearing Thursday. I would be happy to help.

Thanks,

Stefanie Ogar McKenzie, RA, LEED AP
Senior Associate

Read & Company Architects Inc.
1501 Saint Paul Street #115 Baltimore, MD 21202
office 410.625.3826 x106
Fax 410.625.3827

www.readco.biz

Johnson Jr., Samuel

From: Lindsay <captainazul@gmail.com>
Sent: Wednesday, July 11, 2018 1:40 PM
To: Reisinger, Edward; Costello, Eric; Pinkett, Leon; Stokes, Robert; Middleton, Sharon
Subject: Bill 18-0189, hearing pending 7/19

Good afternoon,

It has come to my attention that people in my neighborhood are being solicited for petition signatures against this bill and/or in favor of amendments promulgated by a group called Baltimore Hosts. I cannot attend the hearing on 7/19, and wanted to make sure that my voice was heard as a citizen of District 1 who is in favor of the bill as written and against these amendments.

AirBNB and similar services are in many cases, still used as intended: as a way for property owners to easily rent out their unused real estate, to short-term as well as long-term guests. It provides what can be a useful spur to the often stagnant hotel industry, as well as providing cost effective and fully furnished living arrangements for persons visiting a city for a short time. As I'm sure you are all aware, however, a significant number of hosts on these platforms are in fact operating multiple rental units and using the platform to skirt both hotel and housing regulations.

Many cities have seen negative effects from these practices in the larger housing market, including artificially inflated rental rates and a decrease in housing availability. Essentially, by turning what would ordinarily be normal rental properties into upscale boarding houses, property owners price out individuals who cannot afford to live year-round in a decent residence at hotel prices. While I agree that property owners should have the ability to rent their properties out in this fashion, I believe that reasonable limits are necessary to ensure that the people utilizing short term rentals in the city of Baltimore are not large, outside investors who want to tie up numerous housing units in hopes of a big payday.

I will note that prior to purchasing my home in 2016, I was a renter in the city for 13 years. I was a student for several years, and then a downtown professional ever since. In the last few years I rented, I was regularly and consistently priced out of the apartment buildings and areas where I wanted to live. My sense is that Baltimore already has enough problems with the affordability of rental units without adding more; and while I am afforded more flexibility by the fact that I live alone, I recognize that the rental situation is even more difficult to those who have families to support.

I believe that bill 18-0189, as written, strikes the balance between private and public interests correctly. The Baltimore Hosts amendments seek to completely undermine the systemic benefits that would be provided by the bill. The amendment seeking to strike the limit of two licenses per host is particularly ridiculous, presuming that the point of this bill is to limit the misuse of the system by landlords operating a large number of units to the city's detriment. This portion of the bill makes sure that legitimate Baltimore City residents retain the freedom to rent their property out, while barring non-citizens from buying up city properties and taking them out of the housing market entirely, which is what has caused so many troublesome effects to the housing markets of other cities with a heavy AirBNB presence.

Thanks very much for your time,

Lindsay Keipper
2425 Fleet St.

Johnson Jr., Samuel

From: Linda Smith <smithlk151@gmail.com>
Sent: Sunday, June 03, 2018 12:55 PM
To: Costello, Eric
Subject: Update on STR legislation

Hi Eric and team,

I'm wondering if there's an update on when the STR bill will be heard?

This week I had a local university cancel a 3-day whole house rental for $3600.00 because they found an AirBnB to accommodate them and they don't have to pay taxes. This is the second company contract that I lost to AirBnB... the first was $9000 late last year.

Any AirBnB that can handle 7-10 sleeping and 10-12 for a meeting is an illegal hotel, obviously.

Wondering also how we make sure businesses and the universities understand that AirBnB's are unlicensed, improperly insured, and have no codes for health, safety, fire and pest control like the rest of us. I can't imagine their finance and legal departments would want that risk.

Thanks for giving me an update on the timing of the bill. Let me know if there's anything else I can do to help out.

All the best,

Linda Smith
Rachael's Dowry Bed and Breakfast
(410) 752-0805

Johnson Jr., Samuel

From: Sara Rothamel <srothamel@gmail.com>
Sent: Thursday, March 29, 2018 11:09 PM
To: Costello, Eric
Subject: Air BnB Support

Dear Mr. Costello,

I am writing in support of the bill to regulate Air BnB in the city. I purchased a townhome in Greektown with an HOA agreement that requires no less than 1 year leases for any home owners who rents out their property. Unfortunately our neighbors moved out of state and decided to rent out their home on Air BnB full time at 4634 Dillon Place (https://www.airbnb.com/rooms/22408196).

There seems to be no methods for enforcing the HOA rules. A formal complaint with Air BnB itself has also produced no results, the 3 bedroom townhome is still being advertised on Air BnB as a vacation rental for up to 16 people. The neighborhood was not designed to handle parking for 16 people in one home, neither are the trash facilities. Sharing a wall with this vacation rental sounds like sharing a wall with a motel when they have weekend long parties. The home owner suggested I call the cops for noise violations if their tenants are problematic. Our police force has more important things to handle than informing tenants of the noise ordinance.

Prior to this experience I had no problems with Air BnB but now that I live next to one where the home owners rent out the whole house in their absence I find myself in agreement that this property is run as a Bed and Breakfast business and should be regulated as such.

Thank you for introducing the bill, I support the most stringent restrictions possible for those renting their entire house.

Sincerely,
Sara Rothamel

Johnson Jr., Samuel

From: Middleton, Sharon
Sent: Thursday, March 29, 2018 7:58 PM
To: buglertc@aol.com
Cc: Costello, Eric; Johnson Jr., Samuel
Subject: Re: Support Council Bill 18-0189 for regulations on commercial short-term rentals

Your testimony will be add to the bill file for Committee review.

Thank you.
Sharon Middleton

Sent from my Verizon, Samsung Galaxy smartphone

-------- Original message --------
From: Thomas Carlson <user@votervoice.net>
Date: 3/29/18 3:10 PM (GMT-05:00)
To: "Middleton, Sharon" <Sharon.Middleton@baltimorecity.gov>
Subject: Support Council Bill 18-0189 for regulations on commercial short-term rentals

Dear Vice President Middleton,

I support Council Bill 18-0189 to regulate commercial short-term rental properties. I'm concerned that this growing trend of investors buying homes and operating as unlicensed hotels, often in violation of zoning laws and without any city tax or safety requirements, is reducing the availability of affordable housing stock and raising rents for residents in Baltimore City.

We are counting on the Baltimore City Council to pass legislation to promote true home-sharing while regulating commercial operators of short-term rentals that drive up rental prices and leave neighborhoods transient and less secure. Requiring commercial Airbnbs to pay the hotel tax will also generate $300,000 in new tax revenue for our city.

Please join other cities like San Francisco, Chicago and Montgomery County that have supported similar legislation to promote true home-sharing and regulate commercial short-term rentals. Please support Council Bill 18-0189.

Sincerely,

Thomas Carlson
4820 Keswick Rd
Baltimore, MD 21210
buglertc@aol.com

Johnson Jr., Samuel

From: Yazdanyar, Sahand
Sent: Wednesday, March 28, 2018 10:28 AM
To: Costello, Eric
Subject: Info - AirBnb

The guy who called yesterday that you wanted me to follow up on is Rocco Antonelli and his partner is Sheri Hewson. They live in Little Italy, but said that Councilman Cohen's office has not helped one bit so they reached out to us.

Email for them is RoccoUSM37@yahoo.com and SheriHewson@yahoo.com – please Cc me on the email you send because I told Rocco I'd stay on this matter for him as well.

Sahand Yazdanyar
Community Liaison
Baltimore City Council – District 11
100 North Holliday Street
Baltimore, MD 21202
Office: 410-396-4816
Mobile: 410-446-7962
Email: Sahand.Yazdanyar@baltimorecity.gov
Twitter: @SahandYazdanyar

Johnson Jr., Samuel

From: Camilla Carr <tvcamgal@gmail.com>
Sent: Monday, March 19, 2018 5:44 PM
To: Costello, Eric
Subject: Support Council Bill 18-0189 for regulations on commercial short-term rentals

Dear Council Member Costello,

I support Council Bill 18-0189 to regulate commercial short-term rental properties. I'm concerned that this growing trend of investors buying homes and operating as unlicensed hotels, often in violation of zoning laws and without any city tax or safety requirements, is reducing the availability of affordable housing stock and raising rents for residents in Baltimore City.

We are counting on the Baltimore City Council to pass legislation to promote true home-sharing while regulating commercial operators of short-term rentals that drive up rental prices and leave neighborhoods transient and less secure. Requiring commercial Airbnbs to pay the hotel tax will also generate $300,000 in new tax revenue for our city.

Please join other cities like San Francisco, Chicago and Montgomery County that have supported similar legislation to promote true home-sharing and regulate commercial short-term rentals. Please support Council Bill 18-0189.

Sincerely,

Camilla Carr
15 E Churchill St
Baltimore, MD 21230
tvcamgal@gmail.com

Johnson Jr., Samuel

From: Ann Mowrey <user@votervoice.net>
Sent: Friday, March 16, 2018 3:15 PM
To: Costello, Eric
Subject: Support Council Bill 18-0189 for regulations on commercial short-term rentals

Dear Council Member Costello,

I support Council Bill 18-0189 to regulate commercial short-term rental properties. I'm concerned that this growing trend of investors buying homes and operating as unlicensed hotels, often in violation of zoning laws and without any city tax or safety requirements, is reducing the availability of affordable housing stock and raising rents for residents in Baltimore City.

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Please join other cities like San Francisco, Chicago and Montgomery County that have supported similar legislation to promote true home-sharing and regulate commercial short-term rentals. Please support Council Bill 18-0189.

Sincerely,

Ann Mowrey
801 Key Hwy Unit 330
Baltimore, MD 21230
amowrey@verizon.net

Johnson Jr., Samuel

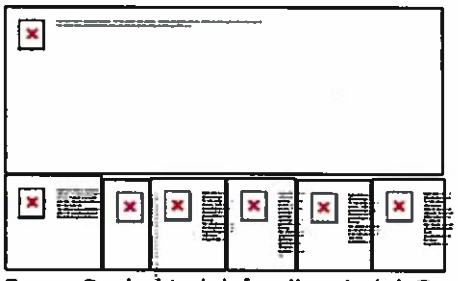
From: Caudle, Lorrie <lcaudle@gscm.org>
Sent: Thursday, March 01, 2018 10:31 AM
To: Costello, Eric
Subject: FW: Airbnb bill update, and new support letter templates

Hello Eric,

I am Rachel Indek's next door neighbor so don't tell her you heard this from me. I support your efforts to tax Airbnb hosts.

Have a good day.

Lorrie Caudle
Chief Operating Officer
Girl Scouts of Central Maryland
4806 Seton Drive
Baltimore, Maryland 21215
T 410-358-9711 Ext. 250
F 410-358-9833



From: Rachel Indek [mailto:rindek@gmail.com]
Sent: Thursday, March 01, 2018 10:24 AM
Subject: Airbnb bill update, and new support letter templates

Hello!

Hope this email finds you well! Just wanted to give a little update on what's happening.

City Legislation
There's still no date scheduled for the city council hearing on the Airbnb bill, which is good because it gives us a little more time to gather more support from local businesses, friends, friends, neighbors and others.
FYI - You can view the city bill status here: goo.gl/5aG5ed

Progress
I'm happy to say we are slowly picking up steam- gathering new hosts and making some headway with the Council members. So please keep up those calls and emails! But Council President Jack Young

and Councilman Eric Costello (the two main sponsors of this bill) are still not meeting with us and are refusing to make amendments to the bill. So we really need to get support from a lot more businesses, residents and hosts to apply a bit more pressure.

Business Support Letters
I redid the template support letters a little bit to make them a little more self-explanatory. You can download a copy from google docs (in an editable format) I also have attached copies as PDFs would you can just print and make copies.
Moving forward, please use these new versions, instead of the previous ones.

There are now three support letters:
1. template support letter intended for use by for businesses located in Baltimore City.
2. template support letter for friends and neighbors or anyone else who lives in the city, but doesn't own a business.
3. template support letter for guests and or out-of-town friends/family who don't live in Baltimore City. This one needs a little tweaking still. Edits and comments are welcome.

Copies of Letters
Please be sure to send me a copy once people sign it, along with sending it on to the Councilperson and Present Jack Young.
If possible to scan it and email it to me, that would be fabulous. But paper copies are welcome as well.

Rally and Press Conference
And as you may have heard, we scheduled the press conference and rally for Monday, 3/12 at 4 p.m. in front of City Hall. Please share the info about the rally with any friends or neighbors who can attend. We can potentially provide transportation and/or transportation stipend to those who might need it. **Facebook link for rally:** https://www.facebook.com/events/2037098779902441/?ti=cl

Baltimore Hosts Coalition Facebook Page
And we have a new Facebook page specifically for the Baltimore Hosts Coalition - (huge thanks to Matt for setting it up)
https://www.facebook.com/groups/baltimorehosts/

Action Item
If it's easier, people can post their support on the Facebook page and I can copy them from there. If you haven't already done so, please join the page and share the information with all your Facebook friends.

State Bill
You may have gotten an email about the Maryland state bill-(different bill that is also not great for us). Airbnb Corp is coordinating the opposition and since there a lot of other people actively working on opposing it, we are keeping our focus on the city bill.
More info here. or contact toby.thom@airbnb.com

I'll be attending the hearing in Annapolis as a show of support, along with some other hosts, but we are not heading up the efforts to defeat it. I am out of room in my car, but if you're headed down, let me know and we can coordinate to meet up. *Note: there are likely to be some others at the state level before the end of the 2018 Maryland Legislative session (which ends in April). We will try our best to keep you informed.*

Our Brand REALLY is Baltimore!

Thank you for all your help and efforts. And for joining us. We are facing "attacks" from all sides- legislation, crime, the occasional unhappy guest, cranky neighbors. Hosts should not be fighting other hosts, as well.
I truly do believe that we- as hosts- are stronger if we all work together. So we welcome all hosts to this group- home hosts, non home hosts, investors, friends, supporters. And I'm honored to have so many fellow different hosts from so many different parts of the city.

And looking forward to celebrating success with 100 new hosts friends and all of our supporters at the end of this process!

Thanks!

Rachel on behalf of the Baltimore Hosts Coalition
#BaltimoreHosts

****

Rachel L. Indek
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TAXATION, FINANCE, AND ECONOMIC DEVELOPMENT COMMITTEE

BILL 18-0189

Communications Addendum

Letters of Opposition

Name	Type	Date Received
Joe Leatherman	Written Testimony	2/6/2018
Alexandra Aragno	Written Testimony	2/20/2018
Corey Profit	Written Testimony	2/28/2018
Kenneth P. Seveur	Written Testimony	3/6/2018
Corey and Leigh Profit	Written Testimony	7/3/2018
Baltimore Host Coalition	Written Testimony	7/11/2018
Valerie Dowdle	Written Testimony	7/11/2018
Lindsay Keipper	Written Testimony	7/11/2018
Jose Henriquez	Written Testimony	7/11/2018
Kevin Dowdle	Written Testimony	7/11/2018
Janine Dowdle	Written Testimony	7/11/2018
Al Hallivis	Written Testimony	7/12/2018
Stephanie Fleishman	Written Testimony	7/13/2018
Kasia Brodka	Written Testimony	7/16/2018
No name provided	Written Testimony	7/16/2018
David Nizamoff	Written Testimony	7/17/2018
Corey Profit	Written Testimony	7/17/2018
Chris Hadley	Written Testimony	7/18/2018
Bazaar LLC	Written Testimony	7/18/2018
Katie Jenkins	Written Testimony	7/18/2018
Sturgis Antiq	Written Testimony	7/18/2018
Christina S. Hays	Written Testimony	7/18/2018
Harmony Bakery	Written Testimony	7/18/2018
Ma Petite Shoe	Written Testimony	7/18/2018
Emey Telfair	Written Testimony	7/18/2018
Leslie Jennings	Written Testimony	7/18/2018
Robin McDonald	Written Testimony	7/18/2018
Charlotte Hays Murray	Written Testimony	7/18/2018
Jennifer Ehrhardt	Written Testimony	7/18/2018
In Watermelon Sugar	Written Testimony	7/18/2018
Robin Nadir	Written Testimony	7/18/2018

Coates, Jennifer

From: Middleton, Sharon
Sent: Tuesday, March 06, 2018 3:28 PM
To: kenneth.seveur@faa.gov
Cc: Coates, Jennifer
Subject: Re: short term rentals

Thank you for sharing your opinion. It will be added to the bill file.

Sharon Middleton

Sent from my Verizon, Samsung Galaxy smartphone

-------- Original message --------
From: kenneth.seveur@faa.gov
Date: 3/6/18 1:34 PM (GMT-05:00)
To: "Middleton, Sharon" <Sharon.Middleton@baltimorecity.gov>
Subject: short term rentals

Hello,

I am a father, husband, federal employee, Air Traffic Controller, veteran, and concerned Baltimore resident. I have been following the various stories around the nation regarding cities' challenges with short-term rentals reducing the supply of long-term rentals. According to the Baltimore Sun's February 5, 2018 article on the subject that you all are to "consider strict limits on Airbnb-type rentals". This concerns me for various reasons. Firstly, I understand general economic concepts whereas when demand remains the same and supply is reduced then the outcome is higher prices. This is the main driver around the nation to impose "strict limits on short-term rentals". This would be a serious problem for lower-income potential tenants to find adequate long-term housing options since the supply would be reduced by increased short-term rentals.

However, for the great City of Baltimore, I look to this as an opportunity. By allowing short-term rentals to continue prospering, but with added taxation the city and the homeowner can prosper. The reduced supply of long-term rentals coupled with sustained demand will indeed raise the cost. However, the cost will only be raised in pockets such as Fells point, Canton, Hampden, Harbor East, Remington, etc. The added revenue from short-term rental taxation/appreciation will eventually price-out many professionals and funnel them to various other historically neglected communities. Second and third-tier neighborhoods will then see a resurgence in professionals. Neighborhoods such as Pigtown, Brooklyn, Dundalk, Essex, Mondowmin, Park Heights, and Ashburton will gladly absorb professionals whom can no longer afford the aforementioned first choice neighborhoods.

In addition, Baltimore has historically struggled with just block after block of vacant properties. The ongoing efforts to have primary resident homeowners rehab those properties will see a boom from those who can't afford some of the aforementioned neighborhoods. In short, I believe due to the vacancy problems in Baltimore we should not at all restrict Airbnb and the like. Baltimore does not at all have a problem with housing shortages. Just preferred housing shortages. This can be manipulated by the free-market and funnel more prospects into historically neglected neighborhoods with tons of potential to finally be realized.

Thank you for reading.

Kenneth P. Seveur
FAA ATO Safety and Technical Training
Safety Integration Team AJI
950 L'Enfant Plaza, 3rd Floor
Washington, DC 20024
(202)-267-7624

Johnson Jr., Samuel

Subject: FW: Council Bill 18-0189

-------- Original message --------
From: Leigh & Corey <leighcorey@gmail.com>
Date: 7/3/18 10:57 AM (GMT-05:00)
To: "Middleton, Sharon" <Sharon.Middleton@baltimorecity.gov>
Subject: Council Bill 18-0189

Good morning, Councilwoman Middleton,

We are writing to you to express our continued concerns about the above referenced bill. It's our understanding that this bill is going to be coming up again this month. We know you recognize the importance of hearing from all sides about a bill that will so significantly impact many people in Baltimore City - NOT just those who live in your district's boundary lines. This legislation will hurt Baltimore City residents like us who operate a short term rental, as well as the many local small businesses that we refer our guests to.

We thought we would share some of the positive reviews and feedback that our guests have left after staying at our Short Term Rental.

Darrell from Ohio came to town with his family and teenage son for a Lacrosse tournament. They loved exploring O'Donnell Square and Fells Point for shopping, restaurants, and entertainment for all.
Kali from the Baltimore suburbs wanted a mom's night out in the city other mommy friends. She loved walking around Canton.
Susan from Virginia came to town for her son's wedding. She was so happy to be in Baltimore, she gave me a giant hug!
Emalie from southern MD was in town with her family to visit her mom in Dundalk and celebrate her 90th birthday. She loved the proximity to great restaurants and stores in walking distance.
Kevin from Michigan was in town with his wife and kids to visit their in-laws who live in Essex. They loved walking around Canton.

These are just a small handful of the feedback we have gotten from our guests. Many Baltimore visitors are seeking experiences that they won't get at a hotel - immersion in our city's awesome and diverse neighborhoods to experience the local bars / restaurants / other small businesses that make our city thrive. There is room for ALL of us - hotels, short term rentals, etc. to operate in Baltimore City and the legislation as written is unfair to short term rental owners like us.

We hope you will consider amending this legislation.

Sincerely,
Corey and Leigh Profit

Coates, Jennifer

From: Middleton, Sharon
Sent: Tuesday, February 06, 2018 9:36 AM
To: Coates, Jennifer
Subject: Fwd: 18-0189 Short-Term Residential Rentals - Regulation and Taxation

Add to bill file.

Sent from my Verizon, Samsung Galaxy smartphone

-------- Original message --------
From: "Clarke, Mary Pat" <MaryPat.Clarke@baltimorecity.gov>
Date: 2/6/18 7:38 AM (GMT-05:00)
To: "'joeleatherman@verizon.net'" <joeleatherman@verizon.net>, "Murdock, Stephanie" <Stephanie.Murdock@baltimorecity.gov>
Cc: "Middleton, Sharon" <Sharon.Middleton@baltimorecity.gov>, "Pinkett, Leon" <Leon.Pinkett@baltimorecity.gov>, "Reisinger, Edward" <Edward.Reisinger@baltimorecity.gov>, "Stokes, Robert" <Robert.Stokes@baltimorecity.gov>, "Costello, Eric" <Eric.Costello@baltimorecity.gov>, "Murdock, Stephanie" <Stephanie.Murdock@baltimorecity.gov>
Subject: RE: 18-0189 Short-Term Residential Rentals - Regulation and Taxation

Thanks, Joe, for your email of concerns. I am asking that your questions be included in the committee file for response. As soon as we have a chance to read the legislation, Stephanie Murdock and I will seek out answers to your questions. Thanks. Mary Pat

---

From: Joe Leatherman [mailto:joeleatherman@verizon.net]
Sent: Monday, February 05, 2018 4:30 PM
To: Murdock, Stephanie; Clarke, Mary Pat
Cc: Middleton, Sharon; Pinkett, Leon; Reisinger, Edward; Stokes, Robert; Costello, Eric
Subject: RE: 18-0189 Short-Term Residential Rentals - Regulation and Taxation

Dear Mary Pat,
Thanks for keeping my updated on the proposed legislation.
I've had an opportunity to review the bill being introduced by Councilmember Costello and President Young. There are a several points that leave me quite upset, but some of the main ones:

I can understand registering the property being used as a STR, as I currently do with my other rental properties, but a $100 annual fee?? I pay $30 a year for the "regular" rentals. So this $100 would be in addition to the $30 I already pay??

I well expected the hotel tax to be included, but the wording leaves me a bit confused. Who's collecting? The property owner or hosting platform? The additional record keeping and such leaves a bad taste in my mouth. (And it seems that if the city will be receiving this new stream of income, you'd think the new fees imposed wouldn't have to me so onerous.)

My major issue is with *"Unhosted rentals"*, specifically:

"A dwelling unit may be used for unhosted rentals no more than 60 days in any license year."

The ONE property I operate as a STR is approximately 140 yards from my residence.
I NEVER host guests when I will be out of town.
And limiting my use of the property to 60 days of the year will essentially put me out of business.
(My occupancy rate for 2017 was 67%)
Was this the goal of the legislation? Taking away a person's livelihood?
You mean I could live out of state and have "regular" rentals but live a stone's throw
away and can't? Explain the logic in that, please.

When it comes to operators of short-term rentals, please keep in mind the following:

1. **We are small businesses owned and operated by Baltimore City residents**- bringing money in to other local businesses through our guests. We spend our money in the city and reinvest in our properties and neighborhoods.

2. **We serve as ambassadors for Baltimore** - providing visitors with positive images and experiences in all areas of the city. In a time when the city is struggling with a reputation for and the realities of rampant crime.

3. **We have a vested interest in the improvement, health and safety** of our guests, properties, neighbors, neighborhoods and Baltimore City as a whole. As proud property owners, we want to ensure that all short term rentals are operated legally by owners and up to all health and safety standards.

As I have mentioned before, I would love to be a help in crafting good regulations,
not a victim of bad ones.

Thank you,

Joe Leatherman
3334 Beech Avenue
Baltimore, MD 21211

From: Murdock, Stephanie [mailto:Stephanie.Murdock@baltimorecity.gov]
Sent: Monday, February 05, 2018 12:41 PM
To: 'nfinnance@gmail.com' <nfinnance@gmail.com>; 'joeleatherman@verizon.net' <joeleatherman@verizon.net>; 'mark@freedomserv.com' <mark@freedomserv.com>; 'lancerachuba@gmail.com' <lancerachuba@gmail.com>; 'emily@mobtownstudios.com' <emily@mobtownstudios.com>
Cc: Clarke, Mary Pat <MaryPat.Clarke@baltimorecity.gov>
Subject: 18-0189 Short-Term Residential Rentals - Regulation and Taxation

FYI, this is being introduced at tonight's Council meeting:

18-0189 Short-Term Residential Rentals - Regulation and Taxation

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.

Sponsors: Eric T. Costello, President Young

ORDINANCE

TAXATION, FINANCE AND ECONOMIC DEVELOPMENT COMMITTEE

Stephanie Lynn Murdock
Legislative Director
Office of Mary Pat Clarke
14th District, Baltimore City Council
553 City Hall
100 North Holliday St.
Baltimore, Maryland 21202
410 396 4814 Office
443 845 7857 Cell
Stephanie.Murdock@BaltimoreCity.gov

Coates, Jennifer

From: Middleton, Sharon
Sent: Tuesday, February 20, 2018 10:41 PM
To: Alex
Cc: Coates, Jennifer
Subject: Re: bill 18-0189

Your testimony will be add to the bill file.

Thank you.
Sharon Middleton

Sent from my Verizon, Samsung Galaxy smartphone

-------- Original message --------
From: Alex <aaragno256@gmail.com>
Date: 2/20/18 10:02 PM (GMT-05:00)
To: "Middleton, Sharon" <Sharon.Middleton@baltimorecity.gov>
Subject: bill 18-0189

Dear Council Member Middleton,

I live in Baltimore City, I vote, and I'm strongly opposed to council bill 18-0189 in its current form. This bill is terrible for the city, particularly at a time when we are listed as the most dangerous city in America. Why is our city council focusing on this, and not crime? The city needs MORE visitors, MORE tourist dollars, MORE tax revenue, MORE business – not less.

As written, this bill negatively impacts businesses / restaurants who benefit from short term renters being in Baltimore neighborhoods each day. Renters who are friends or family that stay in one of the hundreds of furnished short term rentals when they come to visit Baltimore, specifically to be closer to their friends/family and to become part of the neighborhood for the time they are here.

The bill needs to be amended as follows:

1. The 60 day cap needs to be removed. This cap limits small business in Baltimore.
2. The 9.5% Occupancy tax is acceptable only if AirBnB owners have representation on Visit Baltimore.

3. The limit on the number of Licenses need to be removed. Why would you limit small businesses and taxes for the city? Hotels are not limited, so why should short term rentals be?

4. Definition of Transient guests changed from 90 days to 30 days.

Traveling nurses, medical residents, school professors, etc, should not be subjected to this legislation since guests staying longer than 30 days wouldn't have been staying at a hotel anyways.

The short term rental hosts that I know are GOOD NEIGHBORS SUPPORTING SMALL AND LOCAL BUSINESS. These people are keeping money local, and bringing business and patrons into neighborhoods, hiring local people, and keeping money in the city. Hosts are able to offer visitors an authentic city experience and diversity that the hotels do not offer.

Please amend the bill as listed above, and do what's best for Baltimore and not the hotel lobby.

Sincerely,

Alexandra Aragno

Sent from my iPhone

Coates, Jennifer

From:	Nibber, Dpaul
Sent:	Wednesday, February 28, 2018 9:46 AM
To:	Coates, Jennifer
Subject:	FW: Opposition and Amendments to City of Baltimore Council Bill 18-0189, "Short-Term Residential Rentals – Regulation and Taxation"
Attachments:	Short Term Rental Legislation - C Profit.docx

I believe this belongs in your committee

From: Costello, Eric
Sent: Wednesday, February 28, 2018 8:07 AM
To: Corey Profit; City Council President; Middleton, Sharon; Scott, Brandon; Pinkett, Leon; ryan.dorsey@batimorecity.gov; john.bullock@batimorecity.gov; robert.stokes@batimorecity.gov; edward.reisinger@batimorecity.gov; shannon.sneed@batimorecity.gov
Cc: Nibber, Dpaul
Subject: RE: Opposition and Amendments to City of Baltimore Council Bill 18-0189, "Short-Term Residential Rentals – Regulation and Taxation"

D'Paul, please add to bill file.

****

Eric T. Costello
Baltimore City Council, 11th District
(m) 443-813-1457 | (o) 410-396-4816
(e) eric.costello@baltimorecity.gov
Twitter | Facebook | Instagram
****

From: Corey Profit [mailto:coreyprofit@gmail.com]
Sent: Tuesday, February 27, 2018 9:45 PM
To: Costello, Eric; City Council President; Middleton, Sharon; Scott, Brandon; Pinkett, Leon; ryan.dorsey@batimorecity.gov; john.bullock@batimorecity.gov; robert.stokes@batimorecity.gov; edward.reisinger@batimorecity.gov; shannon.sneed@batimorecity.gov
Subject: Opposition and Amendments to City of Baltimore Council Bill 18-0189, "Short-Term Residential Rentals – Regulation and Taxation"

Hello,

Please see my attached letter of concern, and recommendations for amendment, regarding the City of Baltimore Council Bill 18-0189, "Short-Term Residential Rentals – Regulation and Taxation".

If you have any additional questions, please feel free to reach out to discuss.

Thanks,

Corey Profit

Short Term Rental Property Owner and Resident
941 S. Baylis St.

189

Sponsors of City of Baltimore Council Bill 18-0189,

I am writing to you to state my multiple concerns regarding City of Baltimore Council Bill 18-0189, "Short-Term Residential Rentals – Regulation and Taxation". My wife and I have invested our time and our energy in Baltimore City, and making it a better place. We have invested into charities of Baltimore City, and want to increase or financial investment into the city, though this bill seems to disincentivize financial investment of small businesses into this city in favor or larger hotels. I recommend removal of this bill in entirety, or at a minimum the bill needs to be amended as follows:

1. The 60 day cap needs to be removed. This cap limits small business in Baltimore.

It is unclear what benefit this offers to the city of Baltimore, while this appears to greatly benefit the hotel lobbies. This cap reduces the incentive for small businesses to own a non-residence property, as it caps unhosted rentals to only 1/6 of the available annual occupancy. The hotels are not bound by an occupancy cap, so this forces short term rental users to use hotels vs. staying in smaller local businesses. This cap provides the hotels an unfair financial advantage, with the ultimate loser being the small businesses associated with the short term rentals, and the vibrant small-business filled neighborhoods that the hotels underserve.

2. The 9.5% Occupancy tax is acceptable only if AirBnB owners have representation on Visit Baltimore.

It is understandable to want to collect the 9.5% occupancy tax from all short term renters, as this is the standard that hotel guest also must meet. However, these hotel owners also receive representation on Visit Baltimore. The city should offer equal standing to the small local businesses and not just hotels, which in many cases are larger nationally owned businesses. This helps to ensure that both home owners offering hosted rentals, and local investors are engaged in helping make Baltimore's neighborhoods and businesses even more vibrant.

3. The limit on the number of Licenses need to be removed. Why would you limit small businesses and taxes for the city? Hotels are not limited, so why should short term rentals be?

The number of licenses should be removed, or at the very minimum increased drastically. There are many current small business owners that have chosen to invest in the city through ownership of short term rentals. Changing this legislation now disincentives future investment in the city. My wife and I previously owned a long term rental property in the city, which we sold last year. We were considering buying short term rental properties in the city, though in the end we purchased another short term rental property not within Baltimore City, as we were concerned of upcoming legislation. At the time we thought of this as a distant worry, but the recent introduction of this bill, and the introduction of multiple bills at both the City and the State level, has shown our investment in more business friendly environments to be a more financially viable decision.

4. Definition of Transient guests changed from 90 days to 30 days.

Traveling nurses, medical residents, school professors, etc, should not be subjected to this legislation since guests staying longer than 30 days wouldn't have been staying at a hotel anyways.

5. Removal of the requirement that if multiple properties are owned, that one of the owner's property's be a short term rental, and the owner's primary residence to also be a short term rental §48-7(A)(2), §48-7(B)(1). This excludes

(a) Any city residents owning any short term rentals if they do not rent their property, and

(b) Any non-residents to own short term rentals.

This acts as a disincentive for owners having short term rentals to raise families in the city, as they would be required to uproot their family if they choose to do non-hosted rentals. This also means that any owners, single or having a family, if they choose to move away from the city to other local areas outside the city boundary would be forced to immediately cease operation of all properties as short term rentals.

6. Before agreeing to allowance of a license, what additional requirements, if any, are required to be able to obtain a license? References is made that a license is required §48-6(B), and reference that the license "be made in the form and contain the information that the documentation that the Finance Director requires". It is unclear if this requires any additional inspections or requirements not directly stated to within this bill.

The short term rental hosts that I know are good neighbors supporting small local businesses, restaurants, bars, and shops. These people are keeping money local, and bringing business and patrons into neighborhoods, hiring local people, and keeping money in the city. Short term rental hosts are able to offer visitors an authentic city experience and diversity that the hotels do not offer. All of these things are good for Baltimore, and critical to our city's future.

This legislation seems to desire to limit the small businesses that plan to run these short term rentals, as well as limiting the adjacent small businesses. I believe that a rising tide raises all boats, and that there is room for both hotels and short term rentals in Baltimore. Additional legislation to reduce the quantity of short term rentals by reducing who can run them is an attempt by the hotel lobbies to increase their profits at the expense of smaller business. Other than compliance to the 9.5% tax, this seems to offer no benefit to the visitors nor the residents of our city. I strongly suggest you revisit this legislation in favor some a more balanced and equal approach to businesses of all sizes.

Please amend the bill as listed above, and do what's best for Baltimore and not the hotel lobby.

Regards,

Corey Profit

Short Term Rental Property Owner, and Resident at 941 S. Baylis, Baltimore MD 21224

Name	Location	Date
Laura Camponeschi	Bel Air, MD	2018-06-09
Travis Cook	US	2018-06-09
payton gandy	US	2018-06-09
Joseph Driscoll	BALTIMORE, MD	2018-06-11
Terrell Boston Smith	Baltimore, MD	2018-06-13
CATHY VILS	US	2018-06-15
Jessica Toalino	Madison, WI	2018-06-17
michael collins	US	2018-06-24
Maxim Efremov	Palm Desert, CA	2018-07-11

Johnson Jr., Samuel

From: Middleton, Sharon
Sent: Wednesday, July 11, 2018 3:31 PM
To: Valerie Dowdle
Cc: Johnson Jr., Samuel; Costello, Eric
Subject: Re: Strongly opposed to Council Bill 18-0189

Good afternoon;

I'm in receipt of your testimony.
As Chairwoman of the Taxation, Finance, & Economic Development Committee, I will make sure this email will be added to the committee bill file, for review.

Thank you.

Sincerely,
Sharon Green Middleton

Sent from my Verizon, Samsung Galaxy smartphone

-------- Original message --------
From: Valerie Dowdle <valeriedowdle@gmail.com>
Date: 7/11/18 3:04 PM (GMT-05:00)
To: "Middleton, Sharon" <Sharon.Middleton@baltimorecity.gov>
Subject: Strongly opposed to Council Bill 18-0189

Hello Councilwoman Middleton,

I'm writing again today to voice my strong opposition to **Council Bill 18-0189** in its current form, which imposes insane regulations on short-term rental hosts. It is not only anticompetitive, but bad for the residents, tourism, and reputation of this city.

My husband and I have lived and voted in the 11th district since 2013, currently live in Federal Hill, and own a small business in Mt. Vernon.

This legislation needs the following four amendments:

1) Drop the definition of "transient" from 90 to 30 days.
2) Remove limit on # of nights.
3) Remove limit on # of licenses.
4) No taxation without representation on Visit Baltimore.

I will be watching to see how you vote as a member of the Taxation, Finance, and Econ. Dev. Committee.

As a frequent traveler, I often choose where to go (and what neighborhoods to stay in) based on the availability of Airbnbs. The short-term rental hosts that I know in Baltimore and elsewhere are GOOD NEIGHBORS SUPPORTING SMALL

AND LOCAL BUSINESS. These people are keeping money local, and bringing business and patrons into neighborhoods, hiring local people, and keeping money in the city. Hosts are able to offer visitors an authentic city experience and diversity that the hotels do not offer.

Particularly at a time when we are listed as **the most dangerous city in America**, we need MORE visitors, MORE tourist dollars, MORE new folks exploring the interesting parts of this amazing city, MORE tax revenue, MORE business – not less.

Thank you!

Valerie Dowdle
801 Key Highway Unit T16
443-640-5689

Johnson Jr., Samuel

From: Middleton, Sharon
Sent: Wednesday, July 11, 2018 2:02 PM
To: Lindsay; Reisinger, Edward; Costello, Eric; Pinkett, Leon; Stokes, Robert
Cc: Johnson Jr., Samuel
Subject: Re: Bill 18-0189, hearing pending 7/19

Good afternoon;

I'm in receipt of your testimony.
As Chairwoman, I will make sure this email will be added to the committee bill file, for review.

Thank you.

Sincerely,
Sharon Green Middleton

Sent from my Verizon, Samsung Galaxy smartphone

-------- Original message --------
From: Lindsay <captainazul@gmail.com>
Date: 7/11/18 1:39 PM (GMT-05:00)
To: "Reisinger, Edward" <Edward.Reisinger@baltimorecity.gov>, "Costello, Eric" <Eric.Costello@baltimorecity.gov>, "Pinkett, Leon" <Leon.Pinkett@baltimorecity.gov>, "Stokes, Robert" <Robert.Stokes@baltimorecity.gov>, "Middleton, Sharon" <Sharon.Middleton@baltimorecity.gov>
Subject: Bill 18-0189, hearing pending 7/19

Good afternoon,

It has come to my attention that people in my neighborhood are being solicited for petition signatures against this bill and/or in favor of amendments promulgated by a group called Baltimore Hosts. I cannot attend the hearing on 7/19, and wanted to make sure that my voice was heard as a citizen of District 1 who is in favor of the bill as written and against these amendments.

AirBNB and similar services are in many cases, still used as intended: as a way for property owners to easily rent out their unused real estate, to short-term as well as long-term guests. It provides what can be a useful spur to the often stagnant hotel industry, as well as providing cost effective and fully furnished living arrangements for persons visiting a city for a short time. As I'm sure you are all aware, however, a significant number of hosts on these platforms are in fact operating multiple rental units and using the platform to skirt both hotel and housing regulations.

Many cities have seen negative effects from these practices in the larger housing market, including artificially inflated rental rates and a decrease in housing availability. Essentially, by turning what would ordinarily be normal rental properties into upscale boarding houses, property owners price out individuals who cannot afford to live year-round in a decent residence at hotel prices. While I agree that property owners should have the

ability to rent their properties out in this fashion, I believe that reasonable limits are necessary to ensure that the people utilizing short term rentals in the city of Baltimore are not large, outside investors who want to tie up numerous housing units in hopes of a big payday.

I will note that prior to purchasing my home in 2016, I was a renter in the city for 13 years. I was a student for several years, and then a downtown professional ever since. In the last few years I rented, I was regularly and consistently priced out of the apartment buildings and areas where I wanted to live. My sense is that Baltimore already has enough problems with the affordability of rental units without adding more; and while I am afforded more flexibility by the fact that I live alone, I recognize that the rental situation is even more difficult to those who have families to support.

I believe that bill 18-0189, as written, strikes the balance between private and public interests correctly. The Baltimore Hosts amendments seek to completely undermine the systemic benefits that would be provided by the bill. The amendment seeking to strike the limit of two licenses per host is particularly ridiculous, presuming that the point of this bill is to limit the misuse of the system by landlords operating a large number of units to the city's detriment. This portion of the bill makes sure that legitimate Baltimore City residents retain the freedom to rent their property out, while barring non-citizens from buying up city properties and taking them out of the housing market entirely, which is what has caused so many troublesome effects to the housing markets of other cities with a heavy AirBNB presence.

Thanks very much for your time,

Lindsay Keipper
2425 Fleet St.
District 1
443-974-7607

Johnson Jr., Samuel

Subject: RE: Constituents' email in regards to Bill 18-1089

-------- Original message --------
From: Jose Henriquez <jose@fixcontractors.com>
Date: 7/11/18 10:37 AM (GMT-05:00)
To: "Middleton, Sharon" <Sharon.Middleton@baltimorecity.gov>
Subject: Constituents' email in regards to Bill 18-1089

Ms. Middleton

As an active constituent, small business owner and community leader I'm writing to you regarding the proposed regulation that is anti-competitive without the following four amendments.

1. Drop the definition of "transient" from 90 to 30 Days
2. No limit on # of nights
3. No limit to # of licenses
4. No taxation without representation on Visit Baltimore

I encourage you to consider/support the amendments above and trust the right choice will be made for the economic development of Baltimore as these 4 amendments are needed for the prosperity of their residents.

Please feel free to reach out if you have any question or collect more information on this matter.

Impact on Tourism

Baltimore City and its neighborhoods need more income and tourist dollars, not less! Short term rental hosts bring vital tourist dollars to all parts of Baltimore's economy, its neighborhoods, and its locally owned small businesses. This cap will most definitely decrease the number of visitors to our city. Tourists that come to Baltimore for leisure, graduations, weddings, sporting events, family reunions, and other special events need options besides just the traditional hotel room. When I travel to other cities, I often choose a short term rental over a hotel and travelers to Baltimore should have the same option. Our city has enough struggles, why would we want to enact legislation that even remotely discourages tourism?

Impact on Baltimore City Homeowners - All Baltimore City property owners should be allowed to legally rent all or part of their property as a short term rental in order to pay their bills should their personal or financial circumstances change. There are countless stories of city residents who used short term rental income as a lifeline during challenging times. Whether renting out a room in their home, their entire home, or multiple homes, each host plays an important role in our city. Baltimore hosts are tax paying citizens who live, work, and spend their money and profits here in Baltimore City. Baltimore Hosts are civic-minded residents who support neighborhood and nonprofit organizations working to improve our city and neighborhoods. Short term rental hosts have an incentive to keep their properties in top shape, investing in improvements and curb appeal projects, to attract more guests and get top ratings. This makes our neighborhoods look better and helps surrounding property values.

Impact on Small Businesses - The tourists that stay in a short-term rental in our vibrant city neighborhoods where they are no hotel options are also spending their tourist dollars directly in those neighborhoods. Tourist dollars are being spent in neighborhoods that are outside of just the central hotel district at a time when many small businesses in our city are struggling. The economic impact on small businesses is astronomical. Short term rental hosts offer local personalized recommendations of the best restaurants to eat at, stores to shop at, and bars to visit. Short term rental hosts also provide work for businesses such as housecleaning services, repair services, etc.

Encouraging investment - There is no question that short term rental income can be a lucrative opportunity. Many investors are scared away by this proposed legislation and have halted purchasing any new investment properties. This legislation is discouraging potential property buyers, and not just investors. Many first-time homebuyers view short term rentals as a "safety net" should anything happen to their job, the housing market, or other financial hardship. Do not pass anti-competitive regulations in favor of the hotel industry that discourages potential buyers from purchasing property in Baltimore City because they fear limits on future use of their property.

I hope you will support these amendments and a fair short-term rental law that will benefit all of Baltimore's businesses, residents, and families.

Thanks-

Jose Henriquez | Managing Member

FIX CONTRACTORS

Main/Fax: (410) 917-0008 | Direct (443) 840-0100
780 Elkridge Landing Rd, 210, Linthicum Heights, MD 21090
MBE # 15-250 I MHIC # 106988-01 I DC # 420314000135
Construction & Remodeling

Johnson Jr., Samuel

Subject: RE: AirBnb Bill

-------- Original message --------
From: Kevin Dowdle <kjdowdle@gmail.com>
Date: 7/11/18 10:25 AM (GMT-05:00)
To: "Middleton, Sharon" <Sharon.Middleton@baltimorecity.gov>
Subject: AirBnb Bill

Councilman Middleton,

I've been a proud resident of Baltimore for five years. I bought a rowhome in Highlandtown in 2013 and plan to stay here for a very long time. Myself and my entire immediate family (five of us in total) all live in Baltimore. And we always vote.

As a member of the Taxation, Finance, and Economic Development Committee, you are partly responsible for an important bill that will greatly impact all Baltimore City residents. I support Baltimore's short-term rental hosts and the amendments proposed by the Baltimore Hosts Coalition to City Council Bill 18-1089. The proposed regulation is anti-competitive without the following four amendments.

1. Drop the definition of "transient" from 90 to 30 Days
2. No limit on # of nights
3. No limit to # of licenses
4. No taxation without representation on Visit Baltimore

Impact on Tourism - Baltimore City and its neighborhoods need more income and tourist dollars, not less! Short term rental hosts bring vital tourist dollars to all parts of Baltimore's economy, its neighborhoods, and its locally owned small businesses. This cap will most definitely decrease the number of visitors to our city. Tourists that come to Baltimore for leisure, graduations, weddings, sporting events, family reunions, and other special events need options besides just the traditional hotel room. When I travel to other cities, I often choose a short term rental over a hotel and travelers to Baltimore should have the same option. Our city has enough struggles, why would we want to enact legislation that even remotely discourages tourism?

Impact on Baltimore City Homeowners - All Baltimore City property owners should be allowed to legally rent all or part of their property as a short term rental in order to pay their bills should their personal or financial circumstances change. There are countless stories of city residents who used short term rental income as a lifeline during challenging times. Whether renting out a room in their home, their entire home, or multiple homes, each host plays an important role in our city. Baltimore hosts are tax paying citizens who live, work, and spend their money and profits here in Baltimore City. Baltimore Hosts are civic-minded residents who support neighborhood and nonprofit organizations working to improve our city and neighborhoods. Short term rental hosts have an incentive to keep their properties in top shape, investing in improvements and curb appeal projects, to attract more guests and get top ratings. This makes our neighborhoods look better and helps surrounding property values.

Impact on Small Businesses - The tourists that stay in a short-term rental in our vibrant city neighborhoods where they are no hotel options are also spending their tourist dollars directly in those neighborhoods. Tourist dollars are being spent in neighborhoods that are outside of just the central hotel district at a time when many small businesses in our city are struggling. The economic impact on small businesses is astronomical. Short term rental hosts offer local personalized recommendations of the best restaurants to eat at, stores to shop at, and bars to visit. Short term rental hosts also provide work for businesses such as housecleaning services, repair services, etc.

Encouraging Investment - There is no question that short term rental income can be a lucrative opportunity. Many investors are scared away by this proposed legislation and have halted purchasing any new investment properties. This legislation is discouraging potential property buyers, and not just investors. Many first-time homebuyers view short term rentals as a "safety net" should anything happen to their job, the housing market, or other financial hardship. Do not pass anti-competitive regulations in favor of the hotel industry that discourages potential buyers from purchasing property in Baltimore City because they fear limits on future use of their property.

I hope you will support these amendments and a fair short-term rental law that will benefit all of Baltimore's businesses, residents and families.

Sincerely,

Kevin Dowdle

Johnson Jr., Samuel

Subject: RE: City Council Bill 18-1089

From: Janine Dowdle <jedowdle@gmail.com>
Date: 7/11/18 9:56 AM (GMT-05:00)
To: "Middleton, Sharon" <Sharon.Middleton@baltimorecity.gov>
Subject: City Council Bill 18-1089

I'm writing to you about an important bill that will greatly impact all Baltimore City residents. I support Baltimore's short-term rental hosts and the amendments proposed by the Baltimore Hosts Coalition to City Council Bill 18-1089. The proposed regulation is anti-competitive without the following four amendments.

1. Drop the definition of "transient" from 90 to 30 Days
2. No limit on # of nights
3. No limit to # of licenses
4. No taxation without representation on Visit Baltimore

Impact on Tourism

Baltimore City and its neighborhoods need more income and tourist dollars, not less! Short term rental hosts bring vital tourist dollars to all parts of Baltimore's economy, its neighborhoods, and its locally owned small businesses. This cap will most definitely decrease the number of visitors to our city. Tourists that come to Baltimore for leisure, graduations, weddings, sporting events, family reunions, and other special events need options besides just the traditional hotel room. When I travel to other cities, I often choose a short term rental over a hotel and travelers to Baltimore should have the same option. Our city has enough struggles, why would we want to enact legislation that even remotely discourages tourism?

Impact on Baltimore City Homeowners - All Baltimore City property owners should be allowed to legally rent all or part of their property as a short term rental in order to pay their bills should their personal or financial circumstances change. There are countless stories of city residents who used short term rental income as a lifeline during challenging times. Whether renting out a room in their home, their entire home, or multiple homes, each host plays an important role in our city. Baltimore hosts are tax paying citizens who live, work, and spend their money and profits here in Baltimore City. Baltimore Hosts are civic-minded residents who support neighborhood and nonprofit organizations working to improve our city and neighborhoods. Short term rental hosts have an incentive to keep their properties in top shape, investing in improvements and curb appeal projects, to attract more guests and get top ratings. This makes our neighborhoods look better and helps surrounding property values.

Impact on Small Businesses - The tourists that stay in a short-term rental in our vibrant city neighborhoods where they are no hotel options are also spending their tourist dollars directly in those neighborhoods. Tourist dollars are being spent in neighborhoods that are outside of just the central hotel district at a time when many small businesses in our city are struggling. The economic impact on small businesses is astronomical. Short term rental hosts offer local personalized

recommendations of the best restaurants to eat at, stores to shop at, and bars to visit. Short term rental hosts also provide work for businesses such as housecleaning services, repair services, etc.

Encouraging investment - There is no question that short term rental income can be a lucrative opportunity. Many investors are scared away by this proposed legislation and have halted purchasing any new investment properties. This legislation is discouraging potential property buyers, and not just investors. Many first-time homebuyers view short term rentals as a "safety net" should anything happen to their job, the housing market, or other financial hardship. Do not pass anti-competitive regulations in favor of the hotel industry that discourages potential buyers from purchasing property in Baltimore City because they fear limits on future use of their property.

I hope you will support these amendments and a fair short-term rental law that will benefit all of Baltimore's businesses, residents and families.

Janine Dowdle

Johnson Jr., Samuel

From: Middleton, Sharon
Sent: Thursday, July 12, 2018 8:37 PM
To: Johnson Jr., Samuel
Subject: Fwd: Oppose Council Bill 18-0189

File.

Sent from my Verizon, Samsung Galaxy smartphone

-------- Original message --------
From: Property Manager BCP Properties LLC <furnishedbaltimorerentals@gmail.com>
Date: 7/12/18 7:22 PM (GMT-06:00)
To: City Council President <City.CouncilPresident@baltimorecity.gov>
Subject: Oppose Council Bill 18-0189

Letter of Opposition and Request for Amendments to City Council Bill 18-0189 Short-Term Residential Rentals - Regulation and Taxation

Dear Council Member,

I write in support of Baltimore's short-term rental hosts, and the Baltimore Hosts Coalition. Hosts bring vital tourist dollars to all parts of Baltimore's economy, its neighborhoods, and specifically to its business. Whether renting out a room in their home, a whole home, or multiple homes, each host plays an important role in our city. These hosts are not just tax paying citizens, but they are also civic-minded Baltimoreans who donate time and money to neighborhood and nonprofit organizations working to improve our city and neighborhoods.

As a business owner, I would not want the Baltimore City Council to restrict the number of days a year I could operate my business or open new locations. I feel strongly that these city residents should be afforded the same opportunity to operate and grow their business as any other legitimate business. I am opposed to the restriction on the number of nights they can rent their homes to guests. If they pay the occupancy tax, they should be able to operate 365 days a year, like a hotel.

These short term rental guests visit our neighborhoods to experience our charm, food, drink, services, and goods. This cap will decrease the number of potential customers for my business and other locally owned businesses, restaurants, and bars. At a time when many small businesses in our city are struggling, we need more visitors and more tourist dollars in our neighborhoods - not less! As business owner who chose to invest in Baltimore City, I am asking you to support these hosts and reject anti-competitive regulations dictating how much or where Baltimore's tax paying residents can work.

I fully support all businesses paying their fair share of taxes to help support public safety, education, transportation, and public health in our City. I hope you will support these amendments and a fairer short-term rental law that will benefit all of Baltimore's businesses, residents and families. I support the four amendments proposed by the Baltimore Hosts Coalition:
• Remove the 60 day cap on the number of nights they can operate.
• No taxation, without representation: Taxes paid by short term rental guests fund Visit Baltimore's activities, so short term rental hosts should have representation on their board.
• Reduce or remove the limit on the number of licenses allowed to be purchased by hosts: don't limit small businesses and taxes for the city.

• Change the definition of transient guests from 90 days to 30 days: to ensure that traveling nurses, medical residents, school professors, patients getting long term medical treatment at our world renowned medical institutions have furnished homes during their time here.

Sincerely,

Al Hallivis
Baltimore City Home Owner
Long Time Short Term Rental Host

Johnson Jr., Samuel

From: Middleton, Sharon
Sent: Friday, July 13, 2018 5:43 PM
To: Stephanie Fleishman
Cc: Johnson Jr., Samuel
Subject: Re: Short term Rental Bill

I'm in receipt of your testimony.
As Chairwoman of the Taxation, Finance, & Economic Development Committee, I will make sure this email will be added to the committee bill file, for review.

Thank you.

Sincerely,
Sharon Green Middleton

Sent from my Verizon, Samsung Galaxy smartphone

-------- Original message --------
From: Stephanie Fleishman <stephanie2910@verizon.net>
Date: 7/13/18 4:25 PM (GMT-06:00)
To: "Middleton, Sharon" <Sharon.Middleton@baltimorecity.gov>
Subject: Short term Rental Bill

Dera Ms. Middleton,

I am a Baltimore City resident, local business owner and Airbnb host as well as a registered voter and I want to see Short Term Rentals Stay in business! Please do NOT cap on the number of nights and amend the bill! This is of major importance to me and being able to stay in my home!!!!

Regards,

Stephanie
Stephanie Fleishman
2910 on the Square
2910 O'Donnell Street
Baltimore, MD 21224
410.675.8505 Phone
410.342.7770 Fax
www.2910ontheSquare.com

Johnson Jr., Samuel

From: Davis, Liam
Sent: Monday, July 16, 2018 10:32 AM
To: Johnson Jr., Samuel
Cc: kasiabrodka@hotmail.com
Subject: FW: Short term residential rentals

Hey Sam,

Would you be able to include the written testimony below in the short-term rental bill file?

Let me know if you need any additional info.

Liam

-----Original Message-----
From: kasia brodka [mailto:kasiabrodka@hotmail.com]
Sent: Thursday, July 12, 2018 6:19 PM
To: Davis, Liam <Liam.Davis@baltimorecity.gov>
Subject: Short term residential rentals

Please forward to the committee chair and it's members. Thank you.

Letter of Opposition and Request for Amendments to City Council Bill 18-0189 Short-Term Residential Rentals - Regulation and Taxation Dear Council Member, I write in support the Baltimore Hosts Coalition and my friend and neighbor, one of Baltimore's short-term rental hosts. These neighbors and city residents are sharing their homes with visitors to Baltimore and their guests spend money at locally owned stores, restaurants, and bars. The short term rental house that's next to me is kept up better then other houses around. I enjoy meeting nice visitors from all around the world and giving them advice/recommendations on local restaurants, events and sights.
These visitors bring badly needed tourist dollars to all parts of Baltimore's economy, its neighborhoods, and specifically to my neighborhood and your council district. Whether renting out a room in their home, a whole home, or multiple homes, each host plays an important role in our city. These hosts are not just tax paying citizens who make and spend their money in Baltimore City, but civic-minded Baltimoreans who donate time and money to neighborhood and nonprofit organizations working to improve our city and neighborhoods. And they are reinvesting in the city by hiring local contractors, handymen, cleaners, landscapers, and other Baltimore area residents, rather than sending their profits back to a corporate office in another state.
As a fellow city resident, I would not want the Baltimore City Council to restrict the number of days a year I can work or restrict the where my employer can open new locations. I feel strongly that these city residents should be afforded the same opportunity to operate and grow their business as any other legitimate business. I am opposed to the restriction on the number of nights they can rent their homes to guests. If they pay the occupancy tax, they should be able to operate 365 days a year, like a hotel.
These short term rental guests visit our neighborhoods to experience our charm, food, drink, services, and goods. This cap will decrease the number of potential customers for locally owned businesses, restaurants, and bars. At a time when many small businesses in our city are struggling, we need more visitors and more tourist dollars in our neighborhoods - not less! As a city resident and voter, who chose to invest in Baltimore City, I am asking you to support these hosts and reject anti-competitive regulations dictating how much or where Baltimore's tax paying residents can work.
I fully support all businesses paying their fair share of taxes to help support public safety, education, transportation and public health in our City. I hope you will support these amendments and a fairer short-term rental law that will benefit

all of Baltimore's businesses, residents, and families. I support the four amendments proposed by the Baltimore Hosts Coalition:

- Remove the 60 day cap on the number of nights they can operate.
- No taxation, without representation: Taxes paid by short term rental guests fund Visit Baltimore's activities, so short term rental hosts should have representation on their board.
- Reduce or remove the limit on the number of licenses allowed to be purchased by hosts: don't limit small businesses and taxes for the city.
- Change the definition of transient guests from 90 days to 30 days: to ensure that traveling nurses, medical residents, school professors, patients getting long term medical treatment at our world renowned medical institutions have furnished homes during their time here.

Sincerely,

Kasia Brodka
1720 Olive St. Baltimore, MD 21230
908 256-0991
7/12/18

Johnson Jr., Samuel

From: Middleton, Sharon
Sent: Tuesday, July 17, 2018 1:18 PM
To: Johnson Jr., Samuel
Subject: Fwd: Please Remove the Night Cap for Short Term Rentals in 18-1089

Add

Sent from my Verizon, Samsung Galaxy smartphone

-------- Original message --------
From: David Nizamoff <david.nizamoff@gmail.com>
Date: 7/16/18 9:59 PM (GMT-06:00)
To: "Middleton, Sharon" <Sharon.Middleton@baltimorecity.gov>, "Pinkett, Leon" <Leon.Pinkett@baltimorecity.gov>, "Costello, Eric" <Eric.Costello@baltimorecity.gov>, "Reisinger, Edward" <Edward.Reisinger@baltimorecity.gov>, "Stokes, Robert" <Robert.Stokes@baltimorecity.gov>
Cc: City Council President <City.CouncilPresident@baltimorecity.gov>, "Cohen, Zeke" <Zeke.Cohen@baltimorecity.gov>
Subject: Please Remove the Night Cap for Short Term Rentals in 18-1089

Dear members of the Baltimore City Council Taxation Committee,

My wife and I live in Fell's Point where we also own and operate a short term rental. I am writing to ask that you amend City Council Bill 18-1089 to remove the night limit on non-owner occupied short term rentals. A sixty (60) night cap is an unjust limitation to put on a local small business - or any business for that matter! I have no problem paying the additional hotel taxes that will be a benefit to the City's revenue stream helping to pay for roads, police, etc. Not only will limiting the number of nights that we can rent our short term rental handicap this new revenue stream, but it will also severely limit the amount of revenue we pump back into the local economy. Not only do short term rentals boost tourism dollars for the local economy when tourists visit and spend time in our city, but we also provide an economic boost when we hire local cleaners and contractors to help maintain the properties and improve the neighborhoods.

Please amend this bill and remove the cap on nights for non-owner occupied rentals.

Thank you for your time,

David A. Nizamoff
Fell's Point

Johnson Jr., Samuel

From: Middleton, Sharon
Sent: Tuesday, July 17, 2018 1:32 PM
To: Corey Profit
Cc: Johnson Jr., Samuel
Subject: Re: Council Bill 18-0189 for Short Term Rentals

Your testimony will be added to committee bill file for review.

Thank you.

Sharon Middleton

Sent from my Verizon, Samsung Galaxy smartphone

-------- Original message --------
From: Corey Profit <coreyprofit@gmail.com>
Date: 7/17/18 10:10 AM (GMT-06:00)
To: "Middleton, Sharon" <Sharon.Middleton@baltimorecity.gov>
Subject: Council Bill 18-0189 for Short Term Rentals

Councilwoman Middleton,

I am a short-term rental host, living in Baltimore's 1st district, and I rent out my primary residence (not just a room) on platforms like Airbnb and VRBO. As part of the Canton community, and part of a hosting community, I enjoy highlighting the vibrancy of Baltimore's diverse neighborhoods by offering our guests a glimpse of Baltimore beyond the downtown area. I enjoy hosting, and being a guide to visitors to Baltimore that come here to celebrate major events like graduations, weddings, and reunions. People visit my home and love being part of a neighborhood, and enjoying the local businesses and everything our city has to offer that is beyond the traditional tourist center that is the Inner Harbor.

I'm writing to you today about your Council Bill 18-0189. The bill in its current form is unfair to Baltimore City home hosts like myself, and I urge you to support the four very reasonable amendments proposed by the Baltimore Hosts Coalition:

1. Representation on Visit Baltimore to support equality of short term rentals with hotels.
2. Eliminate the limit on number of nights to support equality of short term rentals with hotels.
3. Eliminate the limit to number of licenses to support investment in small businesses and communities.
4. Eliminate the definition of "transient" from 90 to 30 Days to support both patients and workers in need of our world renowned health and educational institutions, like Johns Hopkins.

Thanks to the outcry over this bill, you should be well aware by now of the tremendous impact this legislation will have on Baltimore City homeowners, tourists and visitors, small businesses, and the future growth of our city in general. I think we need to encourage Baltimore visitors to explore, wander, gain new perspectives, and experience all of Baltimore's neighborhoods and not limit our guests to the large hotels – I believe visitors should have the freedom to choose where they want to stay.

My wife and I rent out our entire primary residence – we are "non-owner occupied" as the bill defines, however we still own and live in the house. When our house is rented, we travel or stay with family or friends. It works for us, and was our safety net when I had some large medical bills. I question whether this bill has been fully vetted by those most familiar with how the short term rental market really works, because it unfairly singles out homeowners like myself who rent out their entire primary residence and vacate the property when guests are there.

I understand the intent was to limit the number of outside investors purchasing homes, but what about other scenarios such as my own where the "non-owner occupied rental" is the host's primary residence? I am being unfairly singled out because I don't feel comfortable renting just a room in my home and having guests there when I am there. Frankly, I'm able to make more money by renting out my entire home vs. a single room.

Platforms like AirBnB and Homeaway appeal to a broad range of tourists. The city should embrace the sharing economy and embrace this innovation or we will continue to fall behind other cities. I've heard some concerns regarding short term rentals in cities like San Francisco and New York City where there are housing crises – Baltimore is certainly not there, and in fact we have so many vacants in neighborhoods that could seriously benefit from short term rentals.

I hope you will hear us out on these amendments and approve a fair short-term rental law that will benefit all of Baltimore's businesses, residents and families. My particular situation is one that the writers of this legislation may not have thought of, but I will unfairly negatively affected by it. I am here to ask for a fair shot at hosting guests, supplementing income for my family, and I ask for your support in amending this legislation that is unfairly tailored to favor hotels.

Sincerely,

Corey Profit, Resident of 1st District

(410) 292-3911

Letter of Opposition and Request for Amendments to City Council Bill 18-0189 Short-Term Residential Rentals - Regulation and Taxation

Dear Council Member,

I write in support the Baltimore Hosts Coalition and my friend and neighbor, one of Baltimore's short-term rental hosts. These neighbors and city residents are sharing their homes with visitors to Baltimore and their guests spend money at locally owned stores, restaurants and bars. These visitors bring badly needed tourist dollars to all parts of Baltimore's economy, its neighborhoods, and specifically to my neighborhood and your council district. Whether renting out a room in their home, a whole home, or multiple homes, each host plays an important role in our city. These hosts are not just tax paying citizens who make and spend their money in Baltimore City, but civic-minded Baltimoreans who donate time and money to neighborhood and nonprofit organizations working to improve our city and neighborhoods. And they are reinvesting in the city by hiring local contractors, handymen, cleaners, landscapers, and other Baltimore area residents, rather than sending their profits back to a corporate office in another state.

As a fellow city resident, I would not want the Baltimore City Council to restrict the number of days a year I can work or restrict the where my employer can open new locations. I feel strongly that these city residents should be afforded the same opportunity to operate and grow their business as any other legitimate business. I am opposed to the restriction on the number of nights they can rent their homes to guests. If they pay the occupancy tax, they should be able to operate 365 days a year, like a hotel.

These short term rental guests visit our neighborhoods to experience our charm, food, drink, services, and goods. This cap will decrease the number of potential customers for locally owned businesses, restaurants and bars. At a time when many small businesses in our city are struggling, we need more visitors and more tourist dollars in our neighborhoods-not less! As a city resident and voter, who chose to invest in Baltimore City, I am asking you to support these hosts and reject anti-competitive regulations dictating how much or where Baltimore's tax paying residents can work.

I fully support all businesses paying their fair share of taxes to help support public safety, education, transportation and public health in our City. I hope you will support these amendments and a fairly implemented short-term rental law that will benefit all of Baltimore's businesses, residents and families. I support the four amendments proposed by the Baltimore Hosts Coalition:

- Remove the 60 day cap on the number of nights they can operate.
- No taxation, without representation: Taxes paid by short term rental guests fund Visit Baltimore's activities, so short term rental hosts should have representation on their board.
- Reduce or remove the limit on the number of licenses allowed to be purchased by hosts: don't limit small businesses and taxes for the city.
- Change the definition of transient guests from 90 days to 30 days: to ensure that traveling nurses, medical residents, school professors, patients getting long term medical treatment at our world renowned medical institutions have furnished homes during their time here.

Sincerely,

Chris Hadlay — NAME
3332 Beech Ave Balt MD 21211 — ADDRESS
[signature] — SIGNATURE
7/16/18 — DATE

Business' Letter of Opposition and Request for Amendments to City Council Bill 18-0189 Short-Term Residential Rentals - Regulation and Taxation

Dear Council Member,

I write in support of Baltimore's short-term rental hosts, and the Baltimore Hosts Coalition. These hosts and fellow small business owners are bring vital tourist dollars to all parts of Baltimore's economy, its neighborhoods, and specifically to business and other businesses. Whether renting out a room in their home, a whole home, or multiple homes, each host plays an important role in our city. These hosts are not just tax paying citizens, but they are also civic-minded Baltimoreans who donate time and money to neighborhood and nonprofit organizations working to improve our city and neighborhoods.

As a fellow business owner, I would not want the Baltimore City Council to restrict the number of days a year I could operate my business or open new locations. I feel strongly that these city residents should be afforded the same opportunity to operate and grow their business as any other legitimate business. I am opposed to the restriction on the number of nights they can rent their homes to guests. If they pay the occupancy tax, they should be able to operate 365 days a year, like a hotel.

These short term rental guests visit our neighborhoods to experience our charm, food, drink, services, and goods. This cap will decrease the number of potential customers for mine and other locally owned businesses, restaurants and bars. At a time when many small businesses in our city are struggling, we need more visitors and more tourist dollars in our neighborhoods-not less! As business owner who chose to invest in Baltimore City, I am asking you to support these hosts and reject anti-competitive regulations dictating how much or where Baltimore's tax paying residents can work.

I fully support all businesses paying their fair share of taxes to help support public safety, education, transportation and public health in our City. I hope you will support these amendments and a fairly implemented short-term rental law that will benefit all of Baltimore's businesses, residents and families. I support the four amendments proposed by the Baltimore Hosts Coalition:

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- Reduce or remove the limit on the number of licenses allowed to be purchased by hosts: don't limit small businesses and taxes for the city.
- Change the definition of transient guests from 90 days to 30 days: to ensure that traveling nurses, medical residents, school professors, patients getting long term medical treatment at our world renowned medical institutions have furnished homes during their time here.

Sincerely,

Greg Hatem — NAME
Bazaar LLC — COMPANY
3534 Chestnut Ave 21211 — ADDRESS
[signature] — SIGNATURE
3/2/18 — DATE

Letter of Opposition and Request for Amendments to City Council Bill 18-0189 Short-Term Residential Rentals - Regulation and Taxation

Dear Council Member,

I write in support the Baltimore Hosts Coalition and my friend and neighbor, one of Baltimore's short-term rental hosts. These neighbors and city residents are sharing their homes with visitors to Baltimore and their guests spend money at locally owned stores, restaurants and bars. These visitors bring badly needed tourist dollars to all parts of Baltimore's economy, its neighborhoods, and specifically to my neighborhood and your council district. Whether renting out a room in their home, a whole home, or multiple homes, each host plays an important role in our city. These hosts are not just tax paying citizens who make and spend their money in Baltimore City, but civic-minded Baltimoreans who donate time and money to neighborhood and nonprofit organizations working to improve our city and neighborhoods. And they are reinvesting in the city by hiring local contractors, handymen, cleaners, landscapers, and other Baltimore area residents, rather than sending their profits back to a corporate office in another state.

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Sincerely,

Kate Jenkins — NAME
1205 W 42nd St Balto 21211 — ADDRESS
K Jenkins — SIGNATURE
3/2/18 — DATE

Business' Letter of Opposition and Request for Amendments to City Council Bill 18-0189 Short-Term Residential Rentals - Regulation and Taxation

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Sincerely,

Stuart Antrim _____ NAME

Christian Stuart _____ COMPANY

833 W 36th St 21211 _____ ADDRESS

_____ SIGNATURE

3/2/18 _____ DATE

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Sincerely,

Christiana S. Hays — CHRISTIANA S. HAYS — NAME

Charlotte Epicotte, Inc. — COMPANY

237 West 41st St. Baltimore, MD 21211 — ADDRESS

C. Hays — SIGNATURE

3/2/18 — DATE

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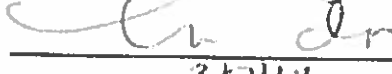
Sincerely,

Lisa Corman
NAME

Harmony Bakery
COMPANY

1510 Washington Hgts Pkwy 21030
ADDRESS



[signature]
SIGNATURE

3/2/18
DATE

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Sincerely,

Susannah Siger — NAME
Ma Petite Shop — COMPANY
832 W. 36th St, Baltimore, MD 21211 — ADDRESS
[signature] — SIGNATURE
3/2/2018 — DATE

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Sincerely,

Emily Telfair — NAME
3332 Beech Ave — ADDRESS
Baltimore MD 21211 — SIGNATURE
7/14/18 — DATE

Letter of Opposition

In regards to,

Article 15. Licensing and Regulation

Subtitle 48. Short- Term Residential Rentals

Article 28. Taxes

Dear Council Member,

I write in support of my fellow small business owners who are Baltimore residents and short-term rental hosts. These short-term hosts are small businesses that deliver vital tourist dollars to all parts of Baltimore's economy, its neighborhoods, and specifically to my company.

Each host, whether renting out a private room in their house, a whole house, or multiple houses, plays an important role in our city, enhancing the stability and sustainability of our neighborhoods. Just as I would be outraged if City Council tried to dictate how much I could work, or how many locations I could open, so too should these fellow small businesses be free to have the same opportunities.

Restrictions like the proposed cap on rentable nights have no place in our city's laws, and will decrease the potential customers for my business. The guests of these short-term rental hosts and small businesses come to our neighborhoods to experience our culture, food, drink, services, and goods that small business owners like me provide.

The City Council's role should be to embrace and encourage all forms of economic opportunity for our city. As a business owner, I want City Council to ensure one thing: a level playing field. I reject any anti-competitive regulations dictating how much or where anyone can work, in the same way I support equalizing the taxes charged so that we all have a way to contribute fairly to Baltimore's public safety, education resources, and public transportation.

In short, please hear my call for a fairly implemented short-term rental law that will continue to benefit all of Baltimore's businesses, residents and families.

Sincerely,

Lesley Jennings

NAME

Lesley Jennings

SIGNATURE

2/20/18

DATE

doubledutch boutique

COMPANY

owner

POSITION

Business' Letter of Opposition and Request for Amendments to City Council Bill 18-0189 Short-Term Residential Rentals - Regulation and Taxation

Dear Council Member,

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Sincerely,

ROBIN McDONALD _____ NAME

Howl, Inc _____ COMPANY

3531 Chestnut Ave 21211 _____ ADDRESS

_____ SIGNATURE

3/2/18 _____ DATE

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Sincerely,

Charlotte Hays Murray — NAME

5504 Elsrode Ave, Baltimore MD 21214 — ADDRESS

[signature] — SIGNATURE

3/2/2018 — DATE

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Sincerely,

Jennifer Ehrhardt NAME

3408 Chestnut ADDRESS

Jennifer Ehrhardt SIGNATURE

3-2-18 DATE

Letter of Opposition

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Article 15. Licensing and Regulation

Subtitle 48. Short- Term Residential Rentals

Article 28. Taxes

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Sincerely,

LESLIE STEVENSON

NAME

LESLIE STEVENSON

SIGNATURE

2/21/18

DATE

IN WATERMELON SUGAR

COMPANY

OWNER

POSITION

Letter of Opposition and Request for Amendments to City Council Bill 18-0189 Short-Term Residential Rentals - Regulation and Taxation

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Sincerely,

Rinn Nadv _____ NAME

3335 Beech Ave Balto 21211 _____ ADDRESS

_____ SIGNATURE

7/16/19 _____ DATE

Johnson Jr., Samuel

From: Middleton, Sharon
Sent: Wednesday, July 18, 2018 9:28 AM
To: Jevne Diaz; City Council President; Pinkett, Leon; Reisinger, Edward; Stokes, Robert; Costello, Eric
Cc: Johnson Jr., Samuel
Subject: Re: Short-term rental legislation - support for amendments proposed by the Baltimore Hosts Coalition

Thank you. Your testimony will be added to committee bill file for review.

Sharon Middleton

Sent from my Verizon, Samsung Galaxy smartphone

-------- Original message --------
From: Jevne Diaz <jevne.diaz@gmail.com>
Date: 7/17/18 10:43 PM (GMT-05:00)
To: City Council President <City.CouncilPresident@baltimorecity.gov>, "Middleton, Sharon" <Sharon.Middleton@baltimorecity.gov>, "Pinkett, Leon" <Leon.Pinkett@baltimorecity.gov>, "Reisinger, Edward" <Edward.Reisinger@baltimorecity.gov>, "Stokes, Robert" <Robert.Stokes@baltimorecity.gov>, "Costello, Eric" <Eric.Costello@baltimorecity.gov>
Subject: Short-term rental legislation - support for amendments proposed by the Baltimore Hosts Coalition

Dear City Council Members:

I am unable to attend the Thursday hearing on the proposed Short-term rental legislation but wanted to let you know of my support for the amendments proposed by the Baltimore Hosts Coalition.

I an unable to attend the hearing because I am in Denver for the summer taking care of my grand daughter. While my husband and I are away a family from Germany is renting our house for a month through AIRBNB. They are exploring Baltimore and patronizing local businesses. Our house is safe because someone is living in it and we are able to help cover the costs of renting an AIRBNB in Denver.

In my short time as a host I have had guests from all parts of the United States as well as Peru and Germany. My guests have commented on what a wonderful experience it was to get to know Baltimore and, in particular, to live in my neighborhood, Lauraville. I encourage guests to use local businesses and have gotten very positive feedback about local restaurants that I have steered them to.

None of the guests who have stayed in my house would have stayed in a hotel if AIRBNB was not available. Almost all of them were families who desired a house with a yard, a full kitchen, several bedrooms, a washer and dryer, etc. If AIRBNB was not available in the city, I am sure they would have looked for something in the county.

I am a very responsible AIRBNB host. My neighbors are notified about who is staying in our home and when; our AIRBNB guests are encouraged to introduce themselves to my neighbors. (One of my neighbors helps manage the transition from guest to guest and trouble shoots.) My guests adhere to my house rules which include no noise on the front porch or back deck after 10:00 pm.

I support the amendments proposed by the Baltimore Hosts Coalition. In particular, I support the amendment to take away the nightly cap. A 30-night cap would mean that my house would be vacant for over half the time my husband and I are away. This is obviously not good for us; it is also not good for my neighborhood. And it would mean that families looking for a short term rental of several weeks would not be able to stay in Baltimore. We need more opportunities for people to learn about all the positive things our city has to offer - not less.

Thank you.

Johnson Jr., Samuel

From: Middleton, Sharon
Sent: Wednesday, July 18, 2018 9:30 AM
To: Sarah Howell
Cc: Johnson Jr., Samuel
Subject: Re: Consider the amendments to 18-1089 and the Baltimore Hosts Coalition

Thank you. Your testimony will be added to the committee bill file for review.

Sharon Middleton

Sent from my Verizon, Samsung Galaxy smartphone

-------- Original message --------
From: Sarah Howell <sarah.f.howell@gmail.com>
Date: 7/18/18 12:01 AM (GMT-05:00)
To: "Middleton, Sharon" <Sharon.Middleton@baltimorecity.gov>
Subject: Consider the amendments to 18-1089 and the Baltimore Hosts Coalition

Dear Councilwoman Middleton,
I am writing to you in order to voice my support of Baltimore's short-term rental hosts and the amendments proposed by the Baltimore Hosts Coalition to City Council Bill 18-1089. I fully support all efforts to ensure these owners operate safely and legally, and pay their fair share of taxes to support our City at a time when Baltimore City and its neighborhoods need more income and tourist dollars, not less. I reject the anti-competitive regulations proposed in the original version of this bill and support the four amendments listed below.

Proposed Amendments to City Council Bill 18-0189

1. Remove the 60 day cap on the number of nights they can operate: *If licensed and taxed like other businesses, short term rentals should be allowed to operate 365 days a year, like a business or a hotel.*

2. Remove the limit on the number of licenses allowed to be purchased by hosts: *don't limit small businesses and taxes for the city.*

3. No taxation, without representation: *the occupancy taxes paid by short term rental guests will fund Visit Baltimore's activities, so short term rental hosts should have a say in what happens to their funds.*

4. Change the definition of transient guests from 90 days to 30 days: *to ensure that traveling nurses, medical residents, students, professors, patients getting long term treatment at our world renowned medical institutions and others are not limited by the availability of furnished homes for extended stays.*

These hosts and small business owners bring vital tourist dollars to all parts of Baltimore's economy, its neighborhoods, and its locally owned businesses. Whether renting out a room in their home, a whole home, or

multiple homes, each host plays an important role in our city. Baltimore hosts are tax paying citizens who live, work and spend their money and profits here in Baltimore City.

I oppose the restrictions on the number of days a year these hosts can operate their businesses or open new locations. City residents should be afforded the same opportunity to operate and grow their business as any other legitimate business. These short term rental guests visit our neighborhoods to experience our charm, food, drink, services, and goods and spend hundreds of thousands of dollars. *This cap will decrease the number of visitors and tourist dollars being spent in neighborhoods at a time when many small businesses in our city are struggling.*

Baltimore Hosts are civic-minded residents who support neighborhood and nonprofit organizations working to improve our city and neighborhoods. These amendments will allow small businesses and homeowners who have invested in our city to continue to operate their businesses and encourage them to re-invest in Baltimore City!

All Baltimore City property owners should be allowed to legally rent all or part of their property as a short term rental in order to pay their bills should their personal or financial circumstances change.Do not pass anti-competitive regulations in favor of the hotel industry that inhibits potential buyers from purchasing property in Baltimore City because they fear limits on future use of their property.

I am asking you to support these hosts and reject anti-competitive regulations dictating how much or where Baltimore's tax paying residents can work. I hope you will support these amendments and a fairer short-term rental law that will benefit all of Baltimore's businesses, residents and families.

Thank you!
Sincerely,
Sarah Howell

Sulgrave Ave, Baltimore MD

Sarah Howell
(e) sarah.f.howell@gmail.com
(m) 703.629.6844
Sent from my mobile device.

For 43 years my husband and I have scrimped and saved to purchase and restore our home. So for 43 years we have observed the machinations of this city government in zoning, housing, liquor board and numerous other hearings determining our future over these 43 years. Seldom have we won a fight. NOW THIS!!! We are offended and outraged that you wish to curtail our ability to maintain that home in our retirement.

First, I would like you to acknowledge that the homeowners of this city mean nothing to you. I have watched while you have advocated for developers, charities and businesses surrounding me.

You allowed Johnny Paterakis to draw a line around Perkins homes affordable housing and receive empowerment zone funding and PUDS to build Inner Harbor East. Nothing changed for Perkins homes.

You allowed a soup kitchen (who promised our community group to never expand services) to expand 3 times since we approved its presence in our neighborhood.

You have allowed third-rate automotive shops to proliferate on the blocks immediately adjacent to my street.

In our square block we now have a gas station in an illegal parking lot; a medical marijuana shop; a tattoo parlor; a corner grocery and the THE SOUP KITCHEN aforementioned auto repair shops.

You have spent my tax dollars on 2 stadiums; a money losing convention hotel and tax breaks for wealthy developers.

Now my husband is 73 years old and forced to retire due to health issues. I am 69 and never found the skills necessary to have a "career", but I have always worked. Together we have managed to restore and reside in a neighborhood that 43 years ago, none of you would have walked down our street, much less lived here. Our unrelenting advocacy of our block and our determination have turned it around and created a tax stream for Baltimore City that did not exist and would not have happened in our borderline block without our constant involvement.

RECEIVED
JUL 19 2018
BALTIMORE CITY COUNCIL
PRESIDENT'S OFFICE

TO WHOM IT MAY CONCERN)

THIS LETTER IS TO BE PRESENTED TO THE HEARING – FILE 18-0189 SHORT TERM RESIDENTIAL RENTAL REGULATION & TAXATION.

THANK YOU

A COPY IS ALSO SENT TO COUNCILMAN ZEKE COHEN

Johnson Jr., Samuel

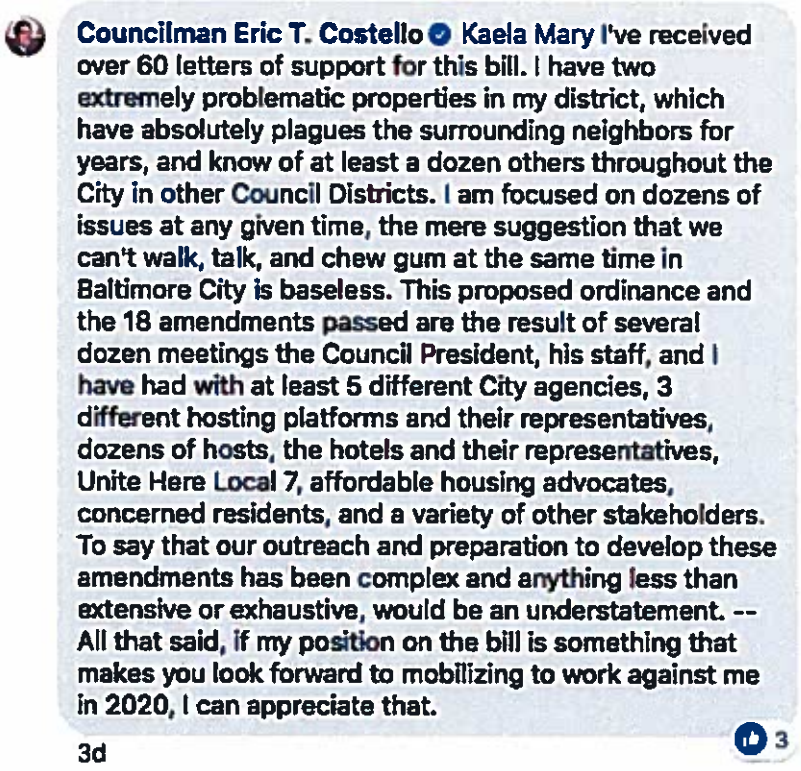
From:	Patrick Campbell <patrick.campbell.dc@gmail.com>
Sent:	Wednesday, September 19, 2018 11:56 AM
To:	Ruley, Hilary B.; Bor, Benjamin
Cc:	Sneed, Shannon; Bullock, John; Scott, Brandon; Stokes, Robert; Reisinger, Edward; Dorsey, Ryan; Johnson Jr., Samuel; Cohen, Zeke; Schleifer, Isaac; Henry, Bill (email); Clarke, Mary Pat; Burnett, Kristerfer; andrew.green@baltsun.com; jay.judge@baltsun.com; sam.davis@baltsun.com; Anne Tallent; trif.alatzas@baltsun.com; Yazdanyar, Sahand; Castagnola, Michael F.; Middleton, Sharon; Duncan, Ian; Costello, Eric; City Council President
Subject:	Maryland Public Information Act Regarding Council Bill 18-0189 and Councilman Costello's Public Claim

Dear Chief Solicitor Ruley,

Please provide proof of Councilman Eric T Costello's claim on his Facebook page (below) regarding Council Bill 18-0189. .

The public record has 14 letters of support for the bill, five of which are copy-pasted from hotel-lobby talking points.

Alternatively, there are close to 50 letters of opposition to the bill and over 1600 signatures on petitions calling for amendments or significant changes.



Councilman Eric T. Costello Kaela Mary I've received over 60 letters of support for this bill. I have two extremely problematic properties in my district, which have absolutely plagues the surrounding neighbors for years, and know of at least a dozen others throughout the City in other Council Districts. I am focused on dozens of issues at any given time, the mere suggestion that we can't walk, talk, and chew gum at the same time in Baltimore City is baseless. This proposed ordinance and the 18 amendments passed are the result of several dozen meetings the Council President, his staff, and I have had with at least 5 different City agencies, 3 different hosting platforms and their representatives, dozens of hosts, the hotels and their representatives, Unite Here Local 7, affordable housing advocates, concerned residents, and a variety of other stakeholders. To say that our outreach and preparation to develop these amendments has been complex and anything less than extensive or exhaustive, would be an understatement. -- All that said, if my position on the bill is something that makes you look forward to mobilizing to work against me in 2020, I can appreciate that.

3d 3

Ref: https://www.facebook.com/CouncilmanETC/posts/1484684134995342

All,

I would be happy to present my findings to the group any time. I never called for zero regulations as Councilman Costello falsely claims.

Ironically, if we followed the points in the proposal I submitted we would have more revenue coming in immediately. Why wait a full year for the sales tax?

Thanks!

PS. I'm blocked from his public testimony so I cannot comment on his public discourse that is not backed up by the MD Information Act.

Patrick Campbell
410-245-3558
Please sign our petition:
PAY the TAX, get the FACTS
Persistent, Professional, and Prolific

Johnson Jr., Samuel

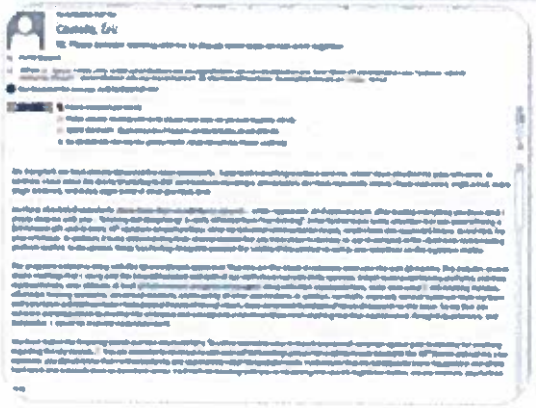
From: Patrick Campbell <patrick.campbell.dc@gmail.com>
Sent: Tuesday, September 18, 2018 1:18 PM
To: Sneed, Shannon; Bullock, John; Scott, Brandon; Stokes, Robert; Reisinger, Edward; Dorsey, Ryan; Johnson Jr., Samuel; Cohen, Zeke; Schleifer, Isaac; Henry, Bill (email); Clarke, Mary Pat; Burnett, Kristerfer; andrew.green@baltsun.com; jay.judge@baltsun.com; sam.davis@baltsun.com; Anne Tallent; trif.alatzas@baltsun.com; Yazdanyar, Sahand; Castagnola, Michael F.; Middleton, Sharon; iduncan@baltsun.com; Costello, Eric; City Council President
Subject: Councilman Costello on Social Media. He's got me blocked but he can attack me all he wants.

This is the kind of activity your colleague likes to do instead of answering emails from constituents. He has also stalked my LinkedIn profile instead of contacting me directly.

With all due respect, Councilman Costello, who has been harassed on your staff? Let the rest of the council know and how.

Please have that person identify themselves and how they were harassed and then I will gladly apologize to them directly and move on.

Councilman Eric T. Costello Liz Lightfoot, as I have repeatedly stated to Mr. Campbell, and I will note in the screenshot below that the reason the drop down box is so small is because I attached all 36 of his emails, that are mostly multiple pages of print. I asked him repeatedly to stop tagging me over and over in various facebook groups. I represent 47 thousand people and simply don't have the capacity to talk to someone, who by the way doesn't even live in my district or respect personal boundaries, multiple times per day, and continues to harass my staff and I constantly. Lastly, you will notice that my Facebook page has a Campaign Finance authority line, as required by State Law, clearly indicating that it is not an official City page. If that makes me a "coward" as you so quickly put it, than you are welcome to that opinion. If you think I am unable to "handle the debate", you are severely mistaken. And "debate" is not harassment as I have described above. You are welcome to email me at: eric.costello@baltimorecity.gov and I will send you the complete package of all email and Facebook messenger communications.



Like · 23m · Edited

Patrick T Campbell Councilman Eric T. Costello Please indicate where you have asked me to stop tagging your posts. Also, just because you took all that time to discredit my testimony by filing PDFs of my emails instead of reading them is not of interest I'm pretty sure. We would like you to "share" the emails and the proposal with the contestants here on "who's telling the truth." Why not try that instead of continuing to find ways to silence me? Each mail was categorically different and cumulative leading up to the Worksession. You would be better informed. Come on take the challenge and release my "so called" emails. Let the public consider my proposal and my earnest attempt that was ignored by you. That would be a lot simpler than what you are doing now.

Like · Reply · 18m · Edited

Write a comment...

I'm a member of Harborview Marina and have enjoyed all that Federal Hill has to offer going on seven years. I shop at the ACE Hardware and regularly shop at Harris Teeter and Shoppers. I also get my gas at the Royal Farms on Key Highway. I want Federal Hill to thrive along with other parts of the city.

Thanks for your attention to this matter.

I think he should release my emails, testimony, and the proposal to the public. I'm willing to let everyone have a look and decide instead of being silenced by Councilmen Costello. He is doing everything he can to make me look out of control or unreasonable.

Read the emails. Point out where I did anything wrong prior to the Worksession.

Thanks
--

Patrick Campbell
410-245-3558
Please sign our petition:
PAY the TAX, get the FACTS
Persistent, Professional, and Prolific

Johnson Jr., Samuel

From: Patrick Campbell <patrick.campbell.dc@gmail.com>
Sent: Tuesday, September 18, 2018 10:02 AM
To: City Council President
Cc: Sneed, Shannon; Bullock, John; Scott, Brandon; Stokes, Robert; Reisinger, Edward; Dorsey, Ryan; Johnson Jr., Samuel; Cohen, Zeke; Schleifer, Isaac; Henry, Bill (email); Clarke, Mary Pat; Burnett, Kristerfer; andrew.green@baltsun.com; jay.judge@baltsun.com; sam.davis@baltsun.com; Anne Tallent; trif.alatzas@baltsun.com; Yazdanyar, Sahand; Castagnola, Michael F.; Middleton, Sharon; iduncan@baltsun.com; Costello, Eric
Subject: Re: URGENT: REGARDING Councilman Eric T Costello and COUNCIL BILL 10--0189

Council Members et al:

Apparently my request for help did not go anywhere and Michael Huber was very rude to me when I called him yesterday.

I think one of the assistants passed him the phone so it felt like he was on a cold call with me.

With all do respect, and not to take away from his busy schedule, I felt like I was on the phone with Kellyanne Conway. I was essentially attacked instead of being talked to professionally.

Here's an example of the cordial, and professional email I sent to Eric T Costello with plenty of time to respond to my request 12 days ago.
Here's the polite email I sent to Eric where I got no response:

SET EXPECTATIONS for WORKSESSION 9/13

Patrick Campbell <patrick.campbell.dc@gmail.com> Sep 6 (12 days ago)
to Eric

Hi Councilman Costello,

I would like to have the opportunity to talk to you before the Worksessions next week to set expectations. I would like to brief you on all of information we have gathered as well as my conversations with Councilmen Pinkett and Reisinger.

Thanks!

Patrick Campbell <patrick.campbell.dc@gmail.com> Sep 8 (10 days ago)
to Eric

We just had a video published today that explains our efforts.
https://www.facebook.com/BmoreAirbnbHousing/videos/2148697298752113/

Please let us know what you think and if this will work for you to collaborate with our efforts.

Thanks!

--

One thing that Michael was able to clarify is that the President thought it was going to be a hearing. Everyone had ample time to let me know to know that because I thought my materials would be considered. He also demonstrated that he had no idea what was in my proposal. When I asked, he was rude. He then claimed that I was rude instead of listening to me and then cut me off.

I surely hope that someone in this email list will reach out to me private or publicly and help. The silence is difficult. I don't want to be difficult.

I have four properties in Baltimore and have lived here on and off for twenty years. Please reach out. Would love to have the opportunity to support any one of you as you support my concerns.

Thanks!

On Sun, Sep 16, 2018 at 9:23 AM, Patrick Campbell <patrick.campbell.dc@gmail.com> wrote:
Dear President Young,

Thank you for your leadership of the City Council and for talking directly to me several weeks ago after the July 18th Hearing for COUNCIL BILL 10-189. We had a very candid discussion about my efforts and you encouraged me to continue on with them. I wanted to make sure that I was following a good process and not bugging anyone.

You even said that you expected that I would be able to talk and I could raise my hand during the Worksession and either you or someone would call on me. You stated, "That's the way it goes and everyone's voices should be heard."

I took that to heart as well as Chairwoman Middleton's encouragement of my efforts who said we were just getting started when I stated in testimony that I thought we should do more research before passing this bill but everyone seemed to agree on the taxes.

I did not want to continue working on this effort unless I knew I would be considered. So many of my peers told me that no one on the council listens and that I would be wasting my time. I did not want that to happen and I took yours and Chairwoman Middleton's word.

Subsequently, then, I worked tireless on a petition and gathered a lot of facts and updated you and the whole council with regular, new, and interesting findings regarding this bill. In the course of all the testimony and research, I submitted a proposal for everyone to review a couple weeks ago.

I reviewed parts of the proposal with Councilmen Pinkett, Reisinger, and Stokes in separate phone calls. I wanted to review it with you, Chairwoman Middleton, and of course Councilman Costello but could not get a meeting with the three of you after a few attempts.

I also had a fortuitous briefing with the Mayor who read it at Zeke Cohen's fundraiser that I attended and she was a guest speaker. We had significant one-on-one time. She thought it was a great way to legislate and said I should contact you and the council to present the process I was championing with a 3-stage approach to the bill. I tried very hard to do exactly that.

I thought we would all be considering it's merits at the Worksession. Instead, Chairwoman Middleton called me two days prior to the Worksession and informed me that I would not have the opportunity to speak nor would anyone else from the community.

I sat through the beginning of the Worksession and witnessed no acknowledgement whatsoever of my testimony or tireless efforts in earnest and due diligence. Then the passing of the amendments began, one after another, without any discussion other than some clerical corrections.

During the last five weeks or so, I have not called out Councilman Costello on anything until after I witnessed the Worksession. I felt completely silenced by a Baltimore City Official. I posted my dismay on some Facebook groups where I am a member and entitled to do so because I'm a registered voter and I can post in several districts because I'm a member of Harborview Marina in South Federal Hill, I live in Patterson Park, have two studio condos in Mt Vernon, and still own the original first house I bought in Union Square in 1998.

He systematically followed all of my posts on social media with information that was not factual. I called them lies as a response to his copy-pasting of what he also sent to everyone on this email list.

He stated, "Your campaign called for zero regulation. I did agree with other parts of it such that the tax be remitted by STR platforms and removing the cap on number of un-hosted days per year."

My proposal/campaign called for none of these items entirely and did categorically call for the STR platform to collect **both the hotel tax and any sales tax to begin with** instead of making hosts register with the comptroller.

I challenged him time after time that he did not read or consider my testimony because of these falsehoods. How could he have read them if he had a fundamental misunderstanding of my testimony. He even stated that I regurgitated the same thing over and over again. If you study the emails, they all have the exact same theme, PAY the TAX, get the FACTS but every single one of them provides new information and insight, including the emergence of the proposal based on prior research. Everyone was updated every step of the way,

Regarding the petition: Instead of considering the constituents from his own district and around Baltimore who signed the petition and reaching out to them, he went on his own campaign to discredit its validity. I since archived the petition as having no impact.

Here's what he did: He spent a lot of time identifying comments that were irrelevant and posting them to the council and on social media and then he either solicited information from the community about how it was administered or folks gave him some partial information about Amazon gift cards that I awarded to some of the 834 signatures, one for each 100th signature as a surprise in some cases and some for accurately identifying a photograph of a treasured historic location in Baltimore with a teaser that if they got the name of the photographed location correct and were the 10th person who actually signed the petition, they would get a $10 gift card.

This had almost no impact on the petition. A lot of folks identified the photos but did not sign the petition. I gave out no more than 4 gift cards doing this but by no means every tenth signature, and no where near 40 signatures were obtained this way, maybe 5 or 6. I just randomly gave them out to a couple of folks who got the identification correct. My intention was not to deceive anyone but rather draw attention to the petition somehow.

I quickly ditched the effort early on in the process and got hundreds of earnest signatures from concerned citizens and visitors to Baltimore. I guess it was a dumb idea but certainly not enough to discredit the whole

petition. I deleted those posts so folks would not be confused about that and wondered why Councilman Costello didn't just reach out to me directly.

He and others made it sound like I gave out $10 gift cards to every 10th person who signed it like I was buying their support. Some days I gave out chips and drinks at a card table in Patterson Park or the Harborview Marina. It was fun getting to know folks a little this way and another method that I found out a lot of information about the STR rentals in many communities.

It is a shame that this got all twisted and I do agree it does have the appearance of impropriety if you don't consider the whole context. I would do it differently the next time. Is it worth throwing out all of this data because it had some clumsy, albeit dumb features to its administration.

He also called me out for editing it as we went along. The GoPetion has to approve edits and one of the edits was actually asked for by one of his staff members. I made the change and asked for approval all with the expectation we would be working together at some point. The exchange was very professional in my mind.

A petition is often useful to identify what constituents folks have that are against an approach you're taking. Some legislators use that to gain more feedback about the impact of the legislation. They would reach out to them to find out their concerns instead of attacking the process or the person who tried to administer it in due diligence the very first time.

When I asked him one more time if we could meet and have a constructive dialogue, he blocked me from is official Facebook page as a Councilman representing Baltimore.

Several folks have reached out to me to consider filing a lawsuit as described in this post:
https://www.upi.com/Judge-rules-public-officials-cant-block-people-on-social-media/4711501363921/

I think it would be healthier as a council to address the proposal and the concerns I have raised collaboratively. I'm still wiling to do that. If not, I would want you to consider investigating his behavior to see if there were any violations of my 1st amendment rights or any ethical violations as a Baltimore City Council member.

His false information about me and my testimony is quite easily proved. Just read the proposal and then read his comments about it. Also note his blocking of me on his official Councilman Eric T Costello page and suspected encouragement to have me blocked on the South Federal Hill Facebook page. I have no proof of that but it might be relatively easy to figure out.

It seems quite odd to me that he has tried very hard to discount or discredit any of my grass roots efforts as a concerned citizen.

Please help me with this situation and thank you once again for your leadership!

Thanks,
Patrick T. Campbell
2322 East Baltimore Street 21224
410-245-3558
--

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410-245-3558
Please sign our petition:

PAY the TAX, get the FACTS
Persistent, Professional, and Prolific

--

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It was fun getting to know folks a little this way and another method that I found out a lot of information about the STR rentals in many communities.

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Please help me with this situation and thank you once again for your leadership!

Thanks,
Patrick T. Campbell
2322 East Baltimore Street 21224
410-245-3558
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PAY the TAX, get the FACTS

Johnson Jr., Samuel

From: Patrick Campbell <patrick.campbell.dc@gmail.com>
Sent: Tuesday, September 18, 2018 10:02 AM
To: City Council President
Cc: Sneed, Shannon; Bullock, John; Scott, Brandon; Stokes, Robert; Reisinger, Edward; Dorsey, Ryan; Johnson Jr., Samuel; Cohen, Zeke; Schleifer, Isaac; Henry, Bill (email); Clarke, Mary Pat; Burnett, Kristerfer; andrew.green@baltsun.com; jay.judge@baltsun.com; sam.davis@baltsun.com; Anne Tallent; trif.alatzas@baltsun.com; Yazdanyar, Sahand; Castagnola, Michael F.; Middleton, Sharon; iduncan@baltsun.com; Costello, Eric
Subject: Re: URGENT: REGARDING Councilman Eric T Costello and COUNCIL BILL 10--0189

Council Members et al:

Apparently my request for help did not go anywhere and Michael Huber was very rude to me when I called him yesterday.

I think one of the assistants passed him the phone so it felt like he was on a cold call with me.

With all do respect, and not to take away from his busy schedule, I felt like I was on the phone with Kellyanne Conway. I was essentially attacked instead of being talked to professionally.

Here's an example of the cordial, and professional email I sent to Eric T Costello with plenty of time to respond to my request 12 days ago.
Here's the polite email I sent to Eric where I got no response:

SET EXPECTATIONS for WORKSESSION 9/13

Patrick Campbell <patrick.campbell.dc@gmail.com> Sep 6 (12 days ago)
to Eric

Hi Councilman Costello,

I would like to have the opportunity to talk to you before the Worksessions next week to set expectations. I would like to brief you on all of information we have gathered as well as my conversations with Councilmen Pinkett and Reisinger.

Thanks!

Patrick Campbell <patrick.campbell.dc@gmail.com> Sep 8 (10 days ago)
to Eric

We just had a video published today that explains our efforts.
https://www.facebook.com/BmoreAirbnbHousing/videos/2148697298752113/

Please let us know what you think and if this will work for you to collaborate with our efforts.

Thanks!

--

One thing that Michael was able to clarify is that the President thought it was going to be a hearing. Everyone had ample time to let me know to know that because I thought my materials would be considered. He also demonstrated that he had no idea what was in my proposal. When I asked, he was rude. He then claimed that I was rude instead of listening to me and then cut me off.

I surely hope that someone in this email list will reach out to me private or publicly and help. The silence is difficult. I don't want to be difficult.

I have four properties in Baltimore and have lived here on and off for twenty years. Please reach out. Would love to have the opportunity to support any one of you as you support my concerns.

Thanks!

On Sun, Sep 16, 2018 at 9:23 AM, Patrick Campbell <patrick.campbell.dc@gmail.com> wrote:
Dear President Young,

Thank you for your leadership of the City Council and for talking directly to me several weeks ago after the July 18th Hearing for COUNCIL BILL 10-189. We had a very candid discussion about my efforts and you encouraged me to continue on with them. I wanted to make sure that I was following a good process and not bugging anyone.

You even said that you expected that I would be able to talk and I could raise my hand during the Worksession and either you or someone would call on me. You stated, "That's the way it goes and everyone's voices should be heard."

I took that to heart as well as Chairwoman Middleton's encouragement of my efforts who said we were just getting started when I stated in testimony that I thought we should do more research before passing this bill but everyone seemed to agree on the taxes.

I did not want to continue working on this effort unless I knew I would be considered. So many of my peers told me that no one on the council listens and that I would be wasting my time. I did not want that to happen and I took yours and Chairwoman Middleton's word.

Subsequently, then, I worked tireless on a petition and gathered a lot of facts and updated you and the whole council with regular, new, and interesting findings regarding this bill. In the course of all the testimony and research, I submitted a proposal for everyone to review a couple weeks ago.

I reviewed parts of the proposal with Councilmen Pinkett, Reisinger, and Stokes in separate phone calls. I wanted to review it with you, Chairwoman Middleton, and of course Councilman Costello but could not get a meeting with the three of you after a few attempts.

I also had a fortuitous briefing with the Mayor who read it at Zeke Cohen's fundraiser that I attended and she was a guest speaker. We had significant one-on-one time. She thought it was a great way to legislate and said I should contact you and the council to present the process I was championing with a 3-stage approach to the bill. I tried very hard to do exactly that.

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He systematically followed all of my posts on social media with information that was not factual. I called them lies as a response to his copy-pasting of what he also sent to everyone on this email list.

He stated, "Your campaign called for zero regulation. I did agree with other parts of it such that the tax be remitted by STR platforms and removing the cap on number of un-hosted days per year."

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PAY the TAX, get the FACTS

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PAY the TAX, get the FACTS

Johnson Jr., Samuel

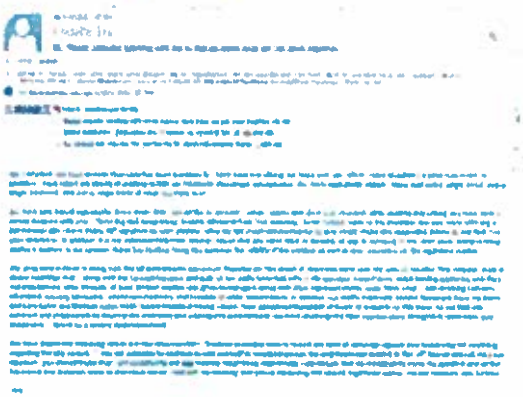
From: Patrick Campbell <patrick.campbell.dc@gmail.com>
Sent: Tuesday, September 18, 2018 1:18 PM
To: Sneed, Shannon; Bullock, John; Scott, Brandon; Stokes, Robert; Reisinger, Edward; Dorsey, Ryan; Johnson Jr., Samuel; Cohen, Zeke; Schleifer, Isaac; Henry, Bill (email); Clarke, Mary Pat; Burnett, Kristerfer; andrew.green@baltsun.com; jay.judge@baltsun.com; sam.davis@baltsun.com; Anne Tallent; trif.alatzas@baltsun.com; Yazdanyar, Sahand; Castagnola, Michael F.; Middleton, Sharon; iduncan@baltsun.com; Costello, Eric; City Council President
Subject: Councilman Costello on Social Media. He's got me blocked but he can attack me all he wants.

This is the kind of activity your colleague likes to do instead of answering emails from constituents. He has also stalked my LinkedIn profile instead of contacting me directly.

With all due respect, Councilman Costello, who has been harassed on your staff? Let the rest of the council know and how.

Please have that person identify themselves and how they were harassed and then I will gladly apologize to them directly and move on.

Councilman Eric T. Costello Liz Lightfoot, as I have repeatedly stated to Mr. Campbell, and I will note in the screenshot below that the reason the drop down box is so small is because I attached all 36 of his emails, that are mostly multiple pages of print. I asked him repeatedly to stop tagging me over and over in various facebook groups. I represent 47 thousand people and simply don't have the capacity to talk to someone, who by the way doesn't even live in my district or respect personal boundaries, multiple times per day, and continues to harass my staff and I constantly. Lastly, you will notice that my Facebook page has a Campaign Finance authority line, as required by State Law, clearly indicating that it is not an official City page. If that makes me a "coward" as you so quickly put it, than you are welcome to that opinion. If you think I am unable to "handle the debate", you are severely mistaken. And "debate" is not harassment as I have described above. You are welcome to email me at: eric.costello@baltimorecity.gov and I will send you the complete package of all email and Facebook messenger communications.



Like · 23m · Edited

Patrick T Campbell Councilman Eric T. Costello Please indicate where you have asked me to stop tagging your posts. Also, just because you took all that time to discredit my testimony by filing PDFs of my emails instead of reading them is not of interest I'm pretty sure. We would like you to "share" the emails and the proposal with the contestants here on "who's telling the truth." Why not try that instead of continuing to find ways to silence me? Each mail was categorically different and cumulative leading up to the Worksession. You would be better informed. Come on take the challenge and release my "so called" emails. Let the public consider my proposal and my earnest attempt that was ignored by you. That would be a lot simpler than what you are doing now.

Like · Reply · 18m · Edited

Write a comment...

I'm a member of Harborview Marina and have enjoyed all that Federal Hill has to offer going on seven years. I shop at the ACE Hardware and regularly shop at Harris Teeter and Shoppers. I also get my gas at the Royal Farms on Key Highway. I want Federal Hill to thrive along with other parts of the city.

Thanks for your attention to this matter.

I think he should release my emails, testimony, and the proposal to the public. I'm willing to let everyone have a look and decide instead of being silenced by Councilmen Costello. He is doing everything he can to make me look out of control or unreasonable.

Read the emails. Point out where I did anything wrong prior to the Worksession.

Thanks
--

PAY the TAX, get the FACTS

Johnson Jr., Samuel

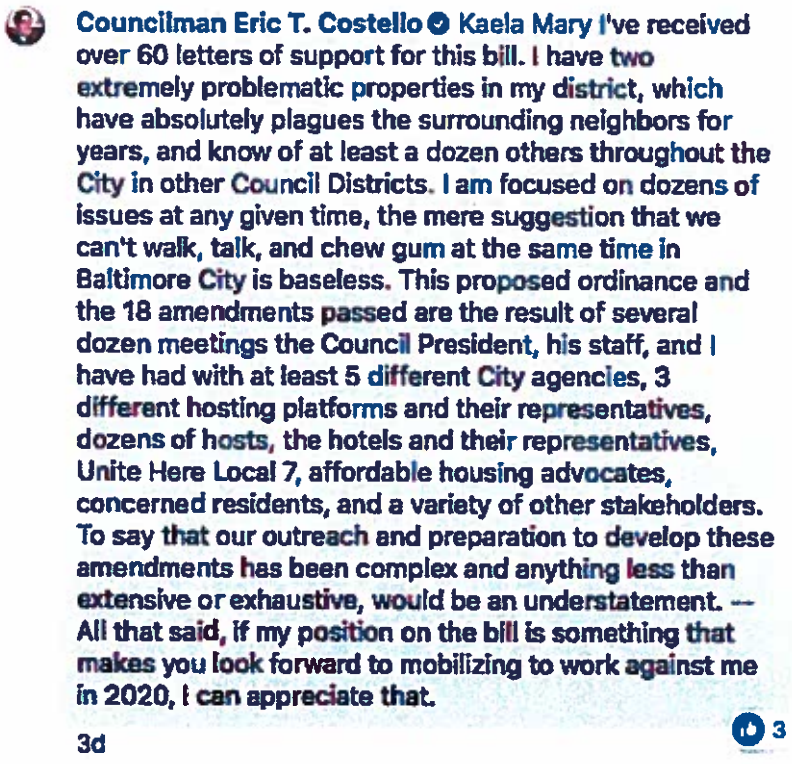
From: Patrick Campbell <patrick.campbell.dc@gmail.com>
Sent: Wednesday, September 19, 2018 11:56 AM
To: Ruley, Hilary B.; Bor, Benjamin
Cc: Sneed, Shannon; Bullock, John; Scott, Brandon; Stokes, Robert; Reisinger, Edward; Dorsey, Ryan; Johnson Jr., Samuel; Cohen, Zeke; Schleifer, Isaac; Henry, Bill (email); Clarke, Mary Pat; Burnett, Kristerfer; andrew.green@baltsun.com; jay.judge@baltsun.com; sam.davis@baltsun.com; Anne Tallent; trif.alatzas@baltsun.com; Yazdanyar, Sahand; Castagnola, Michael F.; Middleton, Sharon; Duncan, Ian; Costello, Eric; City Council President
Subject: Maryland Public Information Act Regarding Council Bill 18-0189 and Councilman Costello's Public Claim

Dear Chief Solicitor Ruley,

Please provide proof of Councilman Eric T Costello's claim on his Facebook page (below) regarding Council Bill 18-0189. .

The public record has 14 letters of support for the bill, five of which are copy-pasted from hotel-lobby talking points.

Alternatively, there are close to 50 letters of opposition to the bill and over 1600 signatures on petitions calling for amendments or significant changes.



Councilman Eric T. Costello Kaela Mary I've received over 60 letters of support for this bill. I have two extremely problematic properties in my district, which have absolutely plagues the surrounding neighbors for years, and know of at least a dozen others throughout the City in other Council Districts. I am focused on dozens of issues at any given time, the mere suggestion that we can't walk, talk, and chew gum at the same time in Baltimore City is baseless. This proposed ordinance and the 18 amendments passed are the result of several dozen meetings the Council President, his staff, and I have had with at least 5 different City agencies, 3 different hosting platforms and their representatives, dozens of hosts, the hotels and their representatives, Unite Here Local 7, affordable housing advocates, concerned residents, and a variety of other stakeholders. To say that our outreach and preparation to develop these amendments has been complex and anything less than extensive or exhaustive, would be an understatement. -- All that said, if my position on the bill is something that makes you look forward to mobilizing to work against me in 2020, I can appreciate that.

3d 3

Ref: https://www.facebook.com/CouncilmanETC/posts/1484684134995342

All,

I would be happy to present my findings to the group any time. I never called for zero regulations as Councilman Costello falsely claims.

Ironically, if we followed the points in the proposal I submitted we would have more revenue coming in immediately. Why wait a full year for the sales tax?

Thanks!

PS. I'm blocked from his public testimony so I cannot comment on his public discourse that is not backed up by the MD Information Act.

PAY the TAX, get the FACTS

Johnson Jr., Samuel

From:	Patrick Campbell <patrick.campbell.dc@gmail.com>
Sent:	Sunday, September 16, 2018 9:24 AM
To:	City Council President
Cc:	Sneed, Shannon; Bullock, John; Scott, Brandon; Stokes, Robert; Reisinger, Edward; Dorsey, Ryan; Johnson Jr., Samuel; Cohen, Zeke; Schleifer, Isaac; Henry, Bill (email); Clarke, Mary Pat; Burnett, Kristerfer; andrew.green@baltsun.com; jay.judge@baltsun.com; sam.davis@baltsun.com; Anne Tallent; trif.alatzas@baltsun.com; Yazdanyar, Sahand; Castagnola, Michael F.; Middleton, Sharon; iduncan@baltsun.com; Costello, Eric
Subject:	URGENT: REGARDING Councilman Eric T Costello and COUNCIL BILL 10--0189

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2322 East Baltimore Street 21224
410-245-3558
--

Patrick Campbell
410-245-3558
Please sign our petition:
PAY the TAX, get the FACTS
Persistent, Professional, and Prolific

Johnson Jr., Samuel

From: Costello, Eric
Sent: Saturday, September 15, 2018 7:27 PM
To: Patrick Campbell
Cc: Johnson Jr., Samuel; Cohen, Zeke; andrew.green@baltsun.com; jay.judge@baltsun.com; sam.davis@baltsun.com; Anne Tallent; trif.alatzas@baltsun.com; Yazdanyar, Sahand; Castagnola, Michael F.; iduncan@baltsun.com; City Council President; City Council Members; BCYoung; Huber, Michael
Subject: RE: Please consider meeting with me to discuss some ways we can work together.
Attachments: Patrick Campbell.pdf; Please consider meeting with me to discuss some ways we can work together.; QUICK SUMMARY - Councilman Eric T Costello on COUNCIL BILL 10-189; Re: 18-0189 Bill | PAY the TAX, get the FACTS | DEAD ON ARRIVAL TODAY :-(; Re: 18-0189 Bill | PAY the TAX, get the FACTS | DEAD ON ARRIVAL TODAY :-(; 18-0189 Bill | PAY the TAX, get the FACTS | DEAD ON ARRIVAL TODAY :-(; Saw what you posted today about your Airbnb Empire crack down.; Worksession Tomorrow for COUNCIL BILL 18-1089 and PAY the TAX, get the FACTS; PAY the TAX, get the FACTS - CORRECTIONS and SUMMARY BEFORE 9/13 Worksession - BONUS VIDEO!; Re: SET EXPECTATIONS for WORKSESSION 9/13; Re: COUNCIL BILL 18-0189 FACTS ARE IN!!! Based on MARYLAND INFORMATION ACT REQUEST; COUNCIL BILL 18-0189 FACTS ARE IN!!! Based on MARYLAND INFORMATION ACT REQUEST; Re: WEEKLY SUMMARY 9/4: PAY the TAX, get the FACTS - ACTION NEEDED; SET EXPECTATIONS for WORKSESSION 9/13; WEEKLY SUMMARY 9/4: PAY the TAX, get the FACTS - ACTION NEEDED; WEEKLY SUMMARY AND PROPOSAL 8/7: PAY the TAX, get the FACTS; WEEKLY SUMMARY: PAY the TAX, get the FACTS; Baltimore Host Coalition is Trying to Silence Me; Quick Update on PAY the TAX, get the FACTS; Checking in, no cc.; THE THIRD VOICE: COUNCIL BILL 18-0189 and Pay the TAX, get the FACTS; Re: Thanks for your patience!; Thanks for your patience!; Fwd: FW: ATTORNEY CLIENT COMMUNICATION- Maryland Public Information Act Regarding COUNCIL BILL 18-0189; Re: First Reminder: REQUEST: Maryland Public Information Act Regarding COUNCIL BILL 18-0189; First Reminder: REQUEST: Maryland Public Information Act Regarding COUNCIL BILL 18-0189; REQUEST: Maryland Public Information Act Regarding COUNCIL BILL 18-0189; August 4th: Short Term Housing Bill Update COUNCIL BILL 18-0189; Re: Short Term Housing Bill Update COUNCIL BILL 18-0189; Short Term Housing Bill Update COUNCIL BILL 18-0189; Re: Facebook Host-Free Housing Re: Quick Update from Patrick Campbell - Short Term Housing Bill; Re: Quick Update from Patrick Campbell - Short Term Housing Bill; Checking In Regarding STH and My Communication with You; Re: Quick Update from Patrick Campbell - Short Term Housing Bill; Quick Update from Patrick Campbell - Short Term Housing Bill; Re: Short Term Housing Hearing; Short Term Housing Hearing

Mr. Campbell, we have already discussed this issue extensively. I have read everything you have sent me, which I have attached for your reference. In addition, I have taken the liberty of printing to PDF our Facebook messenger conversation. As I have repeatedly stated, I have read every single email, every single sentence, and every single word of what you have sent.

As I have also stated repeatedly, more times than I would like to recount -- while I appreciate all of your research, after reading everything you have sent, I simply disagree with you – "listening and disagreeing" is vastly different from "not listening". It has further come to my attention that you were offering a $10 Amazon gift card to every 10th signature on your petition, since my last email communication to you, which I have also appended below, in red font, for your reference. In addition, it is my understanding from several sources that you have plans to develop an app to compete in

the short term rental hosting platform market. In my opinion, these two findings bring into question the validity of the petition as well as your intentions on this legislative matter.

The proposed ordinance along with the 18 amendments passed on Thursday are the result of extensive work over the past 21 months. This includes several dozen meetings that I, along with the Council President and both of our staffs have had with 5 City agencies, 3 short term rental hosting platforms and their representatives, over 20 hosts, at least 10 hotel owners and general managers along with their representatives, Unite Here Local 7, MD Working Families, affordable housing advocates, concerned residents, and a variety of other stakeholders. In addition, our staffs, especially Sahand Yazdanyar from my team and Kara Kunst and Michael Huber from Council President Young's team, have completed hundreds of hours of research on this issue. To say that our outreach and preparation to develop the ordinance and subsequent amendments has been anything less than sophisticated, thoughtful, extensive, and exhaustive -- would be a severe understatement.

You have stated the following (which is in the attached PDF): "It will be incredibly easy to launch any kind of campaign against your leadership for anything regarding the city council...". You are welcome to continue to add yourself to Facebook groups for neighborhoods located in the 11th District and call me a liar. However, you should know that I will consistently and aggressively rebut those statements. I will ensure that my constituents know my position and all the hard work and outreach done as described above. I will NOT be meeting with you or discussing this specific legislative matter, via any medium, any further.

-Eric

From: Costello, Eric
Sent: Thursday, September 13, 2018 2:14 PM
To: Patrick Campbell; Sneed, Shannon; City Council President; Bullock, John; Scott, Brandon; Stokes, Robert; Reisinger, Edward; Dorsey, Ryan; Johnson Jr., Samuel; Cohen, Zeke; Schleifer, Isaac; Henry, Bill (email); Clarke, Mary Pat; Burnett, Kristerfer; andrew.green@baltsun.com; jay.judge@baltsun.com; sam.davis@baltsun.com; Anne Tallent; trif.alatzas@baltsun.com; Yazdanyar, Sahand; Castagnola, Michael F.; Middleton, Sharon; iduncan@baltsun.com
Subject: RE: 18-0189 Bill | PAY the TAX, get the FACTS | DEAD ON ARRIVAL TODAY :-(

Mr. Campbell,

Your campaign called for zero regulation. I did agree with other parts of it such that the tax be remitted by STR platforms and removing the cap on number of un-hosted days per year. I did NOT agree with your entire set of arguments, but to suggest that I didn't agree with ANY of it is patently false.

With respect to your petition, which is based off of the original version of the bill, and has since been heavily amended: of 825 respondents, only 581 live in the City, while 99 live elsewhere in the State, 127 live in the US outside of Maryland, 5 live outside of the US, and 13 didn't bother to fill out where the live. Several of the comments in the narrative question didn't demonstrate anything remotely close to an understanding of what the petition was even for, ranging from among the following that I have pulled out as examples:

- "Don't shot down the Airbnb !"
- "This program is so great Baltimore needs it!!"
- "Keep Airbnb small"
- "Baltimore is working class city. There are not many corporations here. We need ways to make ends meet. We need Airbnb."

This is certainly not to diminish your efforts, but to suggest that 800+ people agree with you, many of which don't even live in our City, or for that matter either didn't understand your petition at all or were simply opposed to the original 60 day cap on un-hosted stays, is pretty misleading, to say the very least.

Finally, you asked one of my staff to sign your petition and post it on his own personal social media pages, which is borderline inappropriate, and that staff member directly let you know as much immediately after he declined to sign it.

To suggest that anyone on my staff said: "*Why make it easy for the hosts?*" – is simply not true. My staff would never say something like that, and further confirmed this to me when just asked.

Thanks, Eric

****

Eric T. Costello
Baltimore City Council, 11th District
(m) 443-813-1457 | (o) 410-396-4816
(e) eric.costello@baltimorecity.gov
Twitter | Facebook | Instagram

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Twitter | Facebook | Instagram

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From: Patrick Campbell [mailto:patrick.campbell.dc@gmail.com]
Sent: Saturday, September 15, 2018 5:47 PM
To: Costello, Eric
Cc: Sneed, Shannon; City Council President; Bullock, John; Scott, Brandon; Stokes, Robert; Reisinger, Edward; Dorsey, Ryan; Johnson Jr., Samuel; Cohen, Zeke; Schleifer, Isaac; Henry, Bill (email); Clarke, Mary Pat; Burnett, Kristerfer; andrew.green@baltsun.com; jay.judge@baltsun.com; sam.davis@baltsun.com; Anne Tallent; trif.alatzas@baltsun.com; Yazdanyar, Sahand; Castagnola, Michael F.; Middleton, Sharon; iduncan@baltsun.com
Subject: Please consider meeting with me to discuss some ways we can work together.

Councilman Costello,

Please consider working with me to discuss some ways we can work together.

Thanks!

Chairwoman Middleton,

Please add this to legislative record for Bill 10-0189.

Thanks!
--

Patrick Campbell
410-245-3558
Please sign our petition:
PAY the TAX, get the FACTS
Persistent, Professional, and Prolific

Johnson Jr., Samuel

From: Patrick Campbell <patrick.campbell.dc@gmail.com>
Sent: Saturday, September 15, 2018 9:50 PM
To: Costello, Eric
Cc: Johnson Jr., Samuel; Cohen, Zeke; andrew.green@baltsun.com; jay.judge@baltsun.com; sam.davis@baltsun.com; Anne Tallent; trif.alatzas@baltsun.com; Yazdanyar, Sahand; Castagnola, Michael F.; iduncan@baltsun.com; City Council President; City Council Members; BCYoung; Huber, Michael
Subject: Re: Please consider meeting with me to discuss some ways we can work together.

Everyone,

It is lucky for me that Councilman Costello provided a PDF our Messenger communication. (I have pasted below for reference)

I can confirm that he has blocked me from communicating with him as a public official from his Facebook page as a Baltimore City Council member.

With some investigation, we might be able to also conclude that he asked that I be blocked from the South Federal Hill Neighbors Facebook page where I have posted regularly.

Thanks for everyone's attention to this matter. There might be grounds for a lawsuit for him blocking me.

Patrick Campbell
410-245-3558

PS. If anyone can figure out a way to mitigate and diffuse any of this, I would greatly appreciate this. All I asked for was to have a chance to meet with him and discuss this bill and his approach. He has refused to consider my input and has not proven that he even shared it with any of you as a reasonable approach. Please read this candid correspondence below and make your own conclusion. Thanks!

JULY 18, 2018

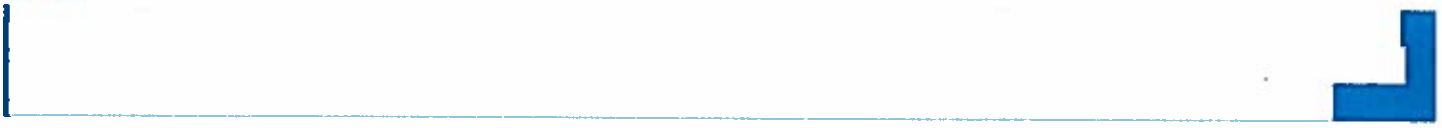
Thank you for reaching out, I plan to respond to you shortly. For constituent requests, please email me at: eric.costello@baltimorecity.gov or call the office at: 410-396-4816 for a quicker response. Thanks, Eric

JUL 24TH, 6:48PM

Patrick, I will circle back with more over email, hopefully in the coming days. In short, while I appreciate what you are proposing, I am not willing to consider doing a tax without appropriate regulations.

JUL 24TH, 10:46PM

Patrick



JUL 25TH, 12:06AM

Patrick, I will be in touch with a lengthy message over email very soon with respect to a number of issues and questions raised about the legislation to everyone who has contacted me, including those who support and oppose the bill in its current form. I will note that there will be amendments which I will be proposing to the bill. That said, at this time I am tied up getting caught up on constituent case work, which is my top priority. I will be in touch soon. Thank you for your patience.

JUL 25TH, 7:24AM

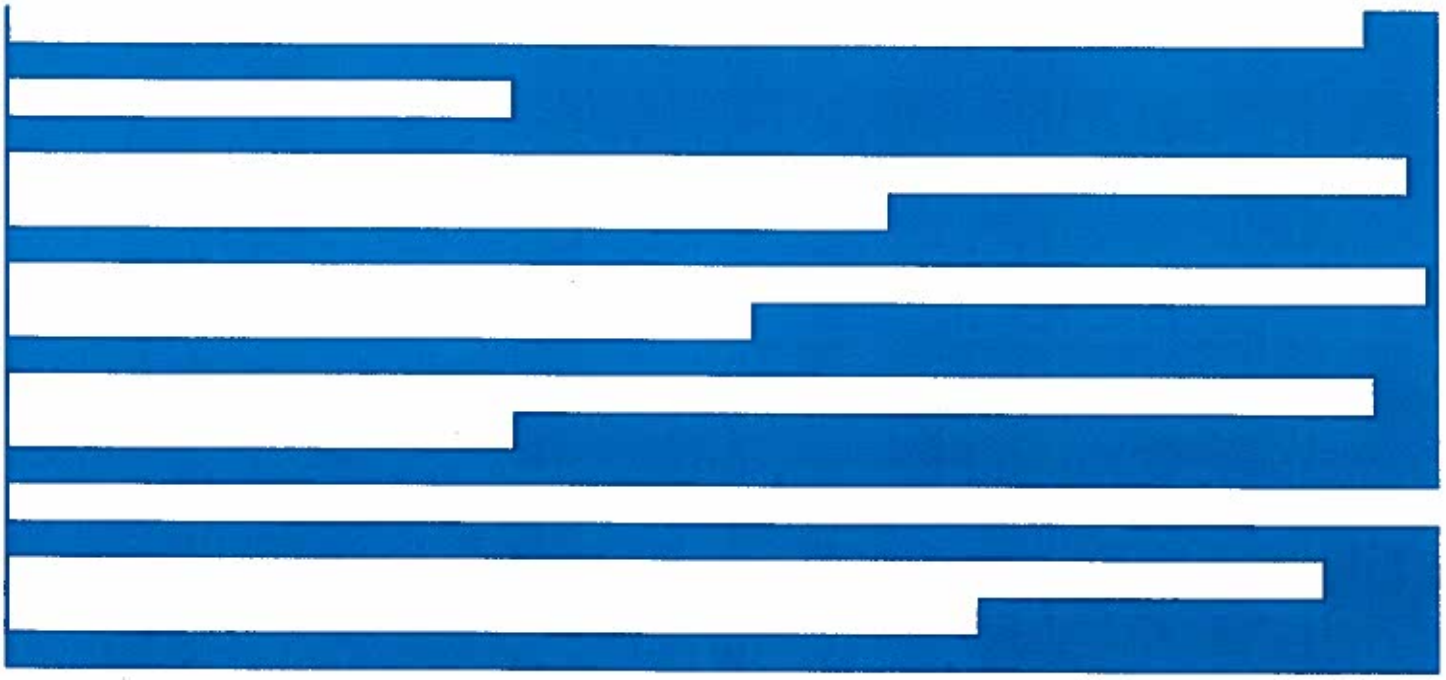
Patrick

JUL 25TH, 7:35PM

Patrick

AUG 4TH, 7:39AM

Patrick



Vote NO on Short-Term Housing Bill Regulations and Yes to Tax
We, the undersigned, believe that a hotel tax administered by Airbnb for short-term housing in…
gopetition.com

AUG 4TH, 11:45AM

Patrick

WED 11:43PM

Patrick

Patrick

I have taken into account your dozens of emails. Thank you.

Patrick

Patrick, this is not Philadelphia, it is Baltimore. I could rattle off a litany of cities with far more restrictive regulations that what was originally proposed, which I have stated explicitly I am willing to move on.

Patrick

Patrick, in the end, you are trying to convince me of your position, that benefits your financial interests and personal situation. I am trying to find balance amongst a group of 7 or 8 stakeholders here.

Patrick

Patrick

Patrick

PAY the TAX, get the FACTS | Vote NO on Short-Term Housing Bill Regulations and YES on Tax Revenue
We, the undersigned, believe that a "Occupancy Tax" administered by Airbnb for short-term housing in…
gopetition.com

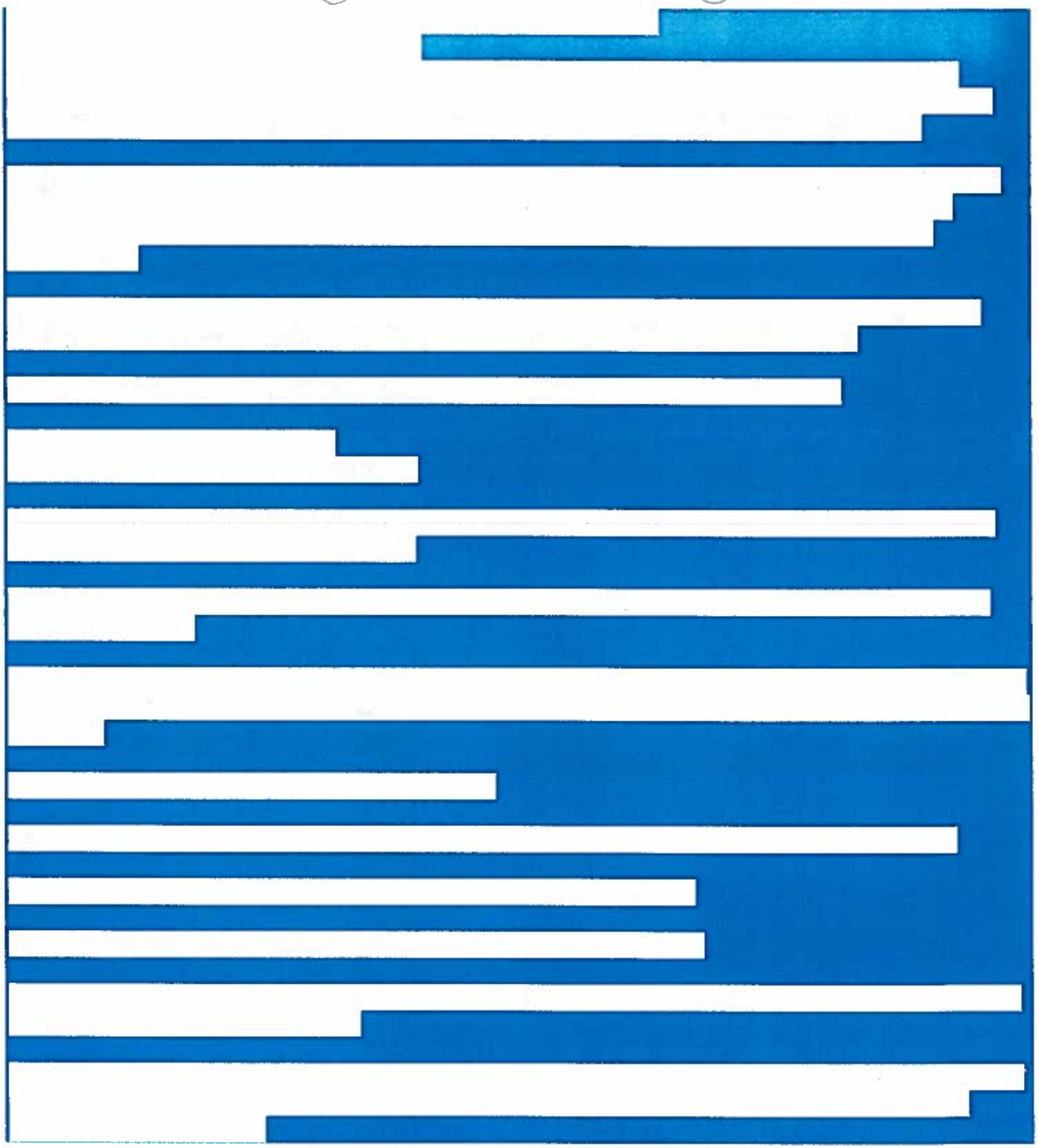
Join us in helping the Baltimore City Council partner with Airbnb and other short-term rental platforms to PAY the TAX, get the FACTS. We're on the verge of getting this right for Baltimore to legislate for all. Sign and voice your opinions from this link: https://www.gopetition.com/petitions/paytaxgetfacts.html Concerning COUNCIL BILL 18-0189: https://bit.ly/2NtMFkg
Baltimore's Airbnb Housing for Guests

THU 1:21PM

Patrick

THU 5:44PM

Patrick

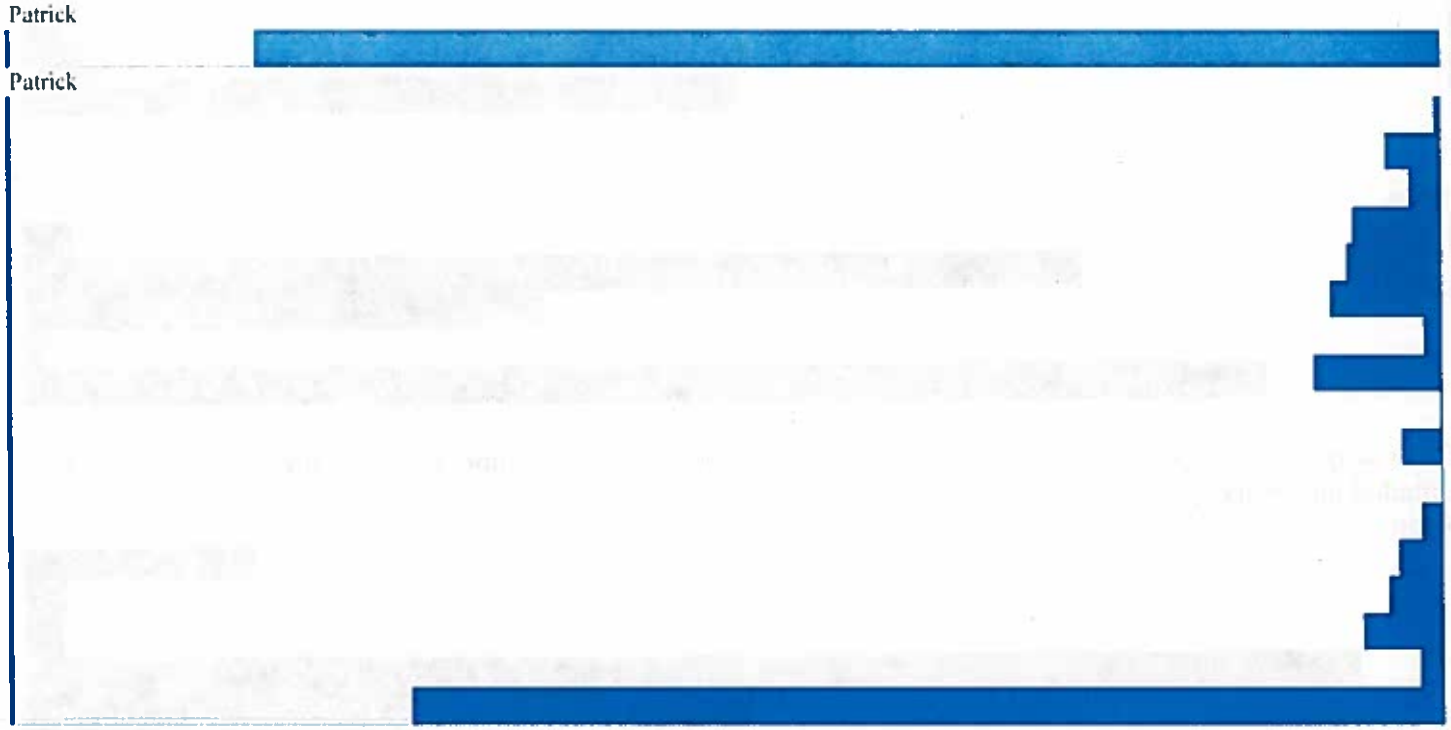


THU 8:55PM

Patrick

THU 10:38PM

Patrick



Patrick

FRI 10:15AM

Patrick

Yes, I have reviewed everything you have sent. I simply disagree. This ordinance will include regulations, licensing, taxing, and penalties for non-compliance. I do not agree with a three phased approach.

Patrick

Patrick

4:20PM

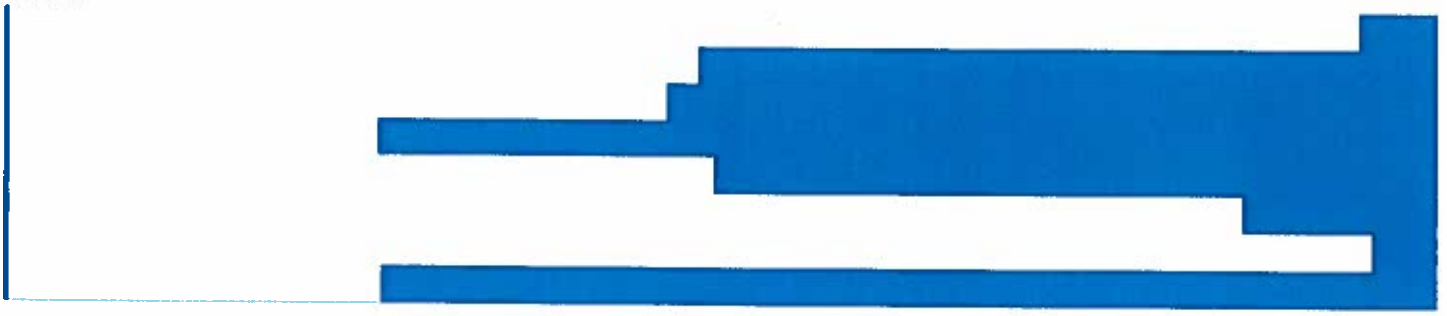
Patrick

Mr. Campbell, I am going to say this to you respectfully, for the very last time: I have read everything you have emailed me, every last sentence.

Patrick

Patrick

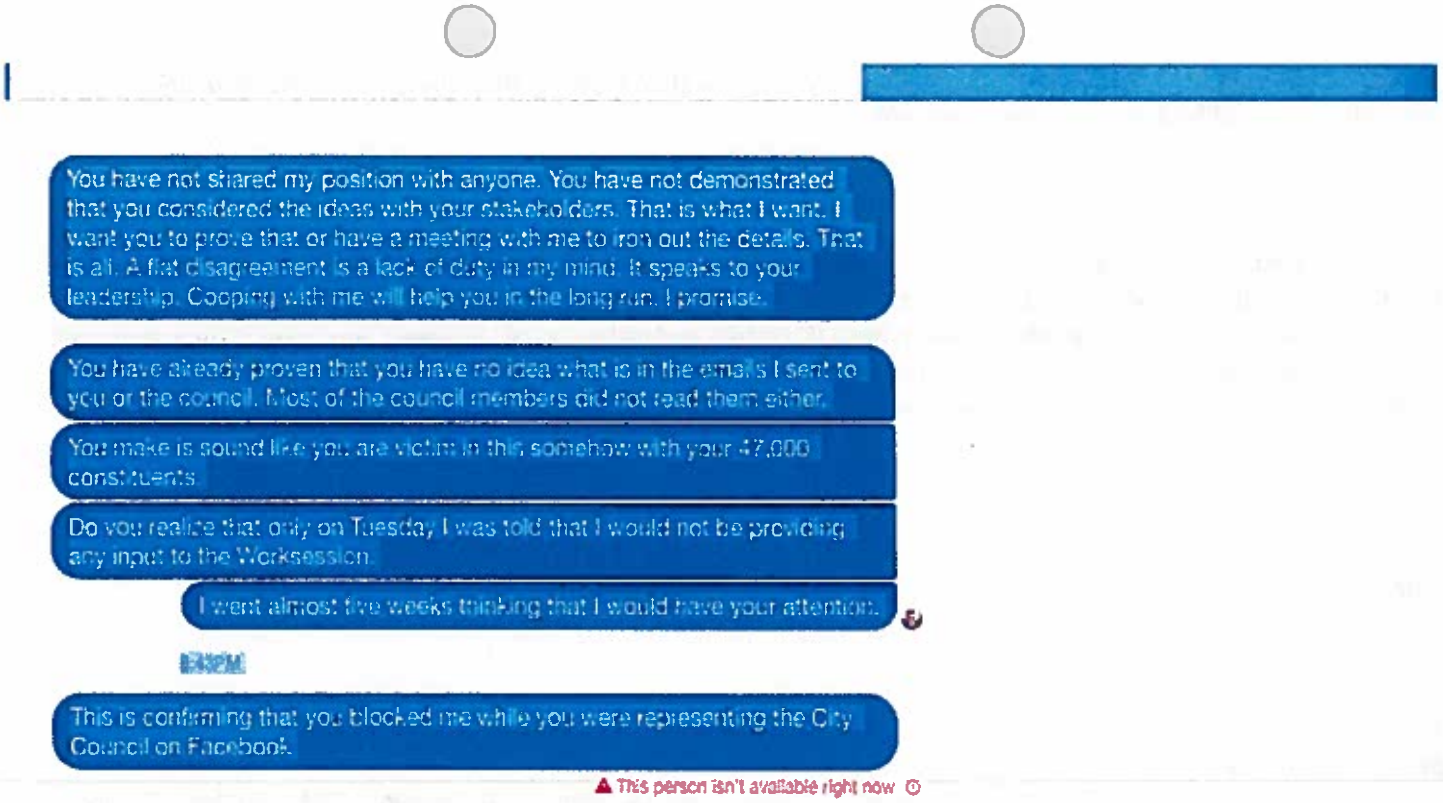
Patrick



Mr. Campbell, I have stated my position to you repeatedly. I simply do not agree with your position. I am no longer responding to these messages, as I have 47,000 other constituents with needs in my District which I must attend to.

Patrick

Patrick



On Sat, Sep 15, 2018 at 7:26 PM, Costello, Eric <Eric.Costello@baltimorecity.gov> wrote:

Mr. Campbell, we have already discussed this issue extensively. I have read everything you have sent me, which I have attached for your reference. In addition, I have taken the liberty of printing to PDF our Facebook messenger conversation. As I have repeatedly stated, I have read every single email, every single sentence, and every single word of what you have sent.

As I have also stated repeatedly, more times than I would like to recount – while I appreciate all of your research, after reading everything you have sent, I simply disagree with you – "listening and disagreeing" is vastly different from "not listening". It has further come to my attention that you were offering a $10 Amazon gift card to every 10th signature on your petition, since my last email communication to you, which I have also appended below, in red font, for your reference. In addition, it is my understanding from several sources that you have plans to develop an app to compete in the short term rental hosting platform market. In my opinion, these two findings bring into question the validity of the petition as well as your intentions on this legislative matter.

The proposed ordinance along with the 18 amendments passed on Thursday are the result of extensive work over the past 21 months. This includes several dozen meetings that I, along with the Council President and both of our staffs have had with 5 City agencies, 3 short term rental hosting platforms and their representatives, over 20 hosts, at least 10 hotel owners and general managers along with their representatives, Unite Here Local 7, MD Working Families, affordable housing advocates, concerned residents, and a variety of other stakeholders. In addition, our staffs, especially Sahand Yazdanyar from my team and Kara Kunst and Michael Huber from Council President Young's team, have completed hundreds of hours of research on this issue. To say that our outreach and preparation to develop the

ordinance and subsequent amendments has been anything less than sophisticated, thoughtful, extensive, and exhaustive -- would be a severe understatement.

You have stated the following (which is in the attached PDF): "It will be incredibly easy to launch any kind of campaign against your leadership for anything regarding the city council...". You are welcome to continue to add yourself to Facebook groups for neighborhoods located in the 11th District and call me a liar. However, you should know that I will consistently and aggressively rebut those statements. I will ensure that my constituents know my position and all the hard work and outreach done as described above. I will NOT be meeting with you or discussing this specific legislative matter, via any medium, any further.

-Eric

From: Costello, Eric
Sent: Thursday, September 13, 2018 2:14 PM
To: Patrick Campbell; Sneed, Shannon; City Council President; Bullock, John; Scott, Brandon; Stokes, Robert; Reisinger, Edward; Dorsey, Ryan; Johnson Jr., Samuel; Cohen, Zeke; Schleifer, Isaac; Henry, Bill (email); Clarke, Mary Pat; Burnett, Kristerfer; andrew.green@baltsun.com; jay.judge@baltsun.com; sam.davis@baltsun.com; Anne Tallent; trif.alatzas@baltsun.com; Yazdanyar, Sahand; Castagnola, Michael F.; Middleton, Sharon; iduncan@baltsun.com
Subject: RE: 18-0189 Bill | PAY the TAX, get the FACTS | DEAD ON ARRIVAL TODAY :-(

Mr. Campbell,

Your campaign called for zero regulation. I did agree with other parts of it such that the tax be remitted by STR platforms and removing the cap on number of un-hosted days per year. I did NOT agree with your entire set of arguments, but to suggest that I didn't agree with ANY of it is patently false.

With respect to your petition, which is based off of the original version of the bill, and has since been heavily amended: of 825 respondents, only 581 live in the City, while 99 live elsewhere in the State, 127 live in the US outside of Maryland, 5 live outside of the US, and 13 didn't bother to fill out where the live. Several of the comments in the narrative question didn't demonstrate anything remotely close to an understanding of what the petition was even for, ranging from among the following that I have pulled out as examples:

- "Don't shot down the Airbnb !"
- "This program is so great Baltimore needs it!!"
- "Keep Airbnb small"
- "Baltimore is working class city. There are not many corporations here. We need ways to make ends meet. We need Airbnb."

This is certainly not to diminish your efforts, but to suggest that 800+ people agree with you, many of which don't even live in our City, or for that matter either didn't understand your petition at all or were simply opposed to the original 60 day cap on un-hosted stays, is pretty misleading, to say the very least.

Finally, you asked one of my staff to sign your petition and post it on his own personal social media pages, which is borderline inappropriate, and that staff member directly let you know as much immediately after he declined to sign it. To suggest that anyone on my staff said: "*Why make it easy for the hosts?*" – is simply not true. My staff would never say something like that, and further confirmed this to me when just asked.

Thanks, Eric

****

Eric T. Costello

Baltimore City Council, 11th District

(m) 443-813-1457 | (o) 410-396-4816

(e) eric.costello@baltimorecity.gov

Twitter | Facebook | Instagram

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Sent: Saturday, September 15, 2018 5:47 PM
To: Costello, Eric
Cc: Sneed, Shannon; City Council President; Bullock, John; Scott, Brandon; Stokes, Robert; Reisinger, Edward; Dorsey, Ryan; Johnson Jr., Samuel; Cohen, Zeke; Schleifer, Isaac; Henry, Bill (email); Clarke, Mary Pat; Burnett, Kristerfer; andrew.green@baltsun.com; jay.judge@baltsun.com; sam.davis@baltsun.com; Anne Tallent; trif.alatzas@baltsun.com; Yazdanyar, Sahand; Castagnola, Michael F.; Middleton, Sharon; jduncan@baltsun.com
Subject: Please consider meeting with me to discuss some ways we can work together.

Councilman Costello,

Please consider working with me to discuss some ways we can work together.

Thanks!

Chairwoman Middleton,

Please add this to legislative record for Bill 10-0189.

Thanks!

--

PAY the TAX, get the FACTS

---------- Forwarded message ----------
From: Patrick Campbell <patrick.campbell.dc@gmail.com>
To: "Costello, Eric" <Eric.Costello@baltimorecity.gov>
Cc: "Sneed, Shannon" <Shannon.Sneed@baltimorecity.gov>, City Council President <City.CouncilPresident@baltimorecity.gov>, "Bullock, John" <John.Bullock@baltimorecity.gov>, "Scott, Brandon" <Brandon.Scott@baltimorecity.gov>, "Stokes, Robert" <Robert.Stokes@baltimorecity.gov>, "Reisinger, Edward" <Edward.Reisinger@baltimorecity.gov>, "Dorsey, Ryan" <Ryan.Dorsey@baltimorecity.gov>, "Johnson Jr., Samuel" <Samuel.JohnsonJr@baltimorecity.gov>, "Cohen, Zeke" <Zeke.Cohen@baltimorecity.gov>, "Schleifer, Isaac" <Isaac.Schleifer@baltimorecity.gov>, "Henry, Bill (email)" <Bill.Henry@baltimorecity.gov>, "Clarke, Mary Pat" <MaryPat.Clarke@baltimorecity.gov>, "Burnett, Kristerfer" <Kristerfer.Burnett@baltimorecity.gov>, "andrew.green@baltsun.com" <andrew.green@baltsun.com>, "jay.judge@baltsun.com" <jay.judge@baltsun.com>, "sam.davis@baltsun.com" <sam.davis@baltsun.com>, Anne Tallent <atallent@baltsun.com>, "trif.alatzas@baltsun.com" <trif.alatzas@baltsun.com>, "Yazdanyar, Sahand" <Sahand.Yazdanyar@baltimorecity.gov>, "Castagnola, Michael F." <Michael.Castagnola@baltimorecity.gov>, "Middleton, Sharon" <Sharon.Middleton@baltimorecity.gov>, "iduncan@baltsun.com" <iduncan@baltsun.com>
Bcc:
Date: Sat, 15 Sep 2018 21:47:16 +0000
Subject: Please consider meeting with me to discuss some ways we can work together.
Councilman Costello,

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Thanks!

Chairwoman Middleton,

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Thanks!
--

PAY the TAX, get the FACTS

---------- Forwarded message ----------
From: Patrick Campbell <patrick.campbell.dc@gmail.com>
To: "Sneed, Shannon" <Shannon.Sneed@baltimorecity.gov>, "Costello, Eric" <Eric.Costello@baltimorecity.gov>, City Council President <City.CouncilPresident@baltimorecity.gov>, "Bullock, John" <John.Bullock@baltimorecity.gov>, "Scott, Brandon" <Brandon.Scott@baltimorecity.gov>, "Stokes, Robert" <Robert.Stokes@baltimorecity.gov>, "Reisinger, Edward" <Edward.Reisinger@baltimorecity.gov>, "Dorsey, Ryan" <Ryan.Dorsey@baltimorecity.gov>, "Johnson Jr., Samuel" <Samuel.JohnsonJr@baltimorecity.gov>, "Cohen, Zeke" <Zeke.Cohen@baltimorecity.gov>, "Schleifer, Isaac" <Isaac.Schleifer@baltimorecity.gov>, "Henry, Bill (email)"

<Bill.Henry@baltimorecity.gov>, "Clarke, Mary Pat" <MaryPat.Clarke@baltimorecity.gov>, "Burnett, Kristerfer" <Kristerfer.Burnett@baltimorecity.gov>, "andrew.green@baltsun.com" <andrew.green@baltsun.com>, "jay.judge@baltsun.com" <jay.judge@baltsun.com>, "sam.davis@baltsun.com" <sam.davis@baltsun.com>, Anne Tallent <atallent@baltsun.com>, "trif.alatzas@baltsun.com" <trif.alatzas@baltsun.com>, "Yazdanyar, Sahand" <Sahand.Yazdanyar@baltimorecity.gov>, "Castagnola, Michael F." <Michael.Castagnola@baltimorecity.gov>, "Middleton, Sharon" <Sharon.Middleton@baltimorecity.gov>, "iduncan@baltsun.com" <iduncan@baltsun.com>
Cc:
Bcc:
Date: Fri, 14 Sep 2018 13:43:10 +0000
Subject: QUICK SUMMARY - Councilman Eric T Costello on COUNCIL BILL 10-189
Good Morning Chairwomen Middleton,

Please add this to the legislative record for Council Bill 10-189.

Yesterday the committee passed amendments that if the bill passes will require the following:

1) Current Airbnb operators with more than two properties will no longer be able to operate a very innovative welcoming small business that serves many communities across Baltimore.

2) Current hosted Airbnb properties will now have duplicate regulation efforts in place without any evidence of problem hosted properties anywhere in the city. Instead of making it a welcoming proposition that is working well for the most part, hosted Airbnb properties that are self regulating will now have to register with the comptroller of MD as a small business and collect a 6% sales tax. This goes for any retiree or couple who just want to rent their rooms out for a few months.

Eric T Costello spent a lot of time trying to refute the process of the PAY the TAX, get the FACTs petition instead of considering the points that were in it. He even took the time to copy paste the irrelevant comments. Let me paste this below in case you missed it yesterday:

With respect to your petition, which is based off of the original version of the bill, and has since been heavily amended: of 825 respondents, only 581 live in the City, while 99 live elsewhere in the State, 127 live in the US outside of Maryland, 5 live outside of the US, and 13 didn't bother to fill out where the live. Several of the comments in the narrative question didn't demonstrate anything remotely close to an understanding of what the petition was even for, ranging from among the following that I have pulled out as examples:

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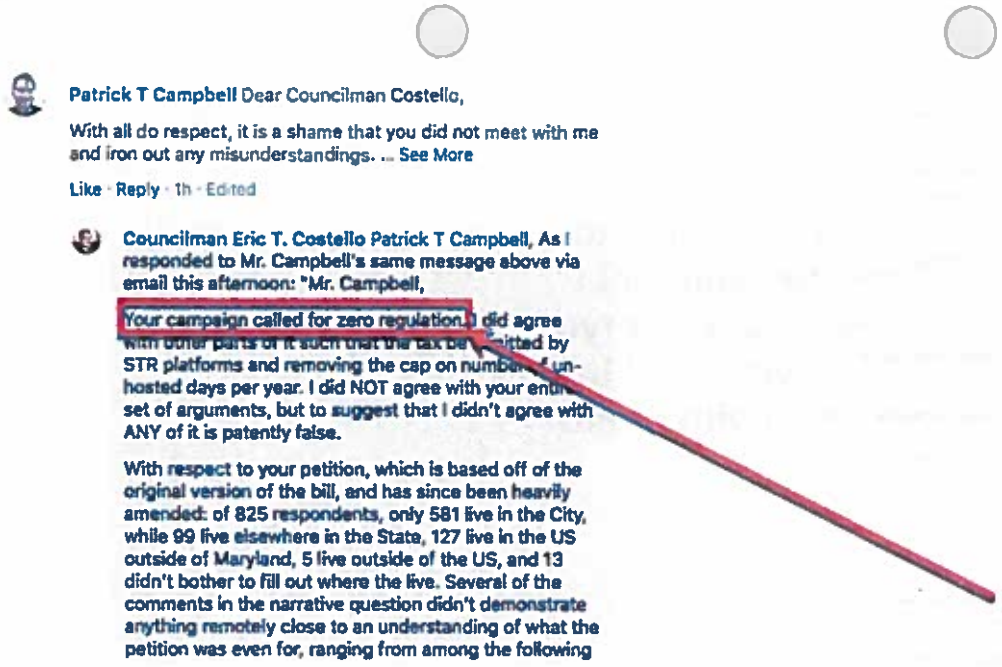
- "Baltimore is working class city. There are not many corporations here. We need ways to make ends meet. We need Airbnb."

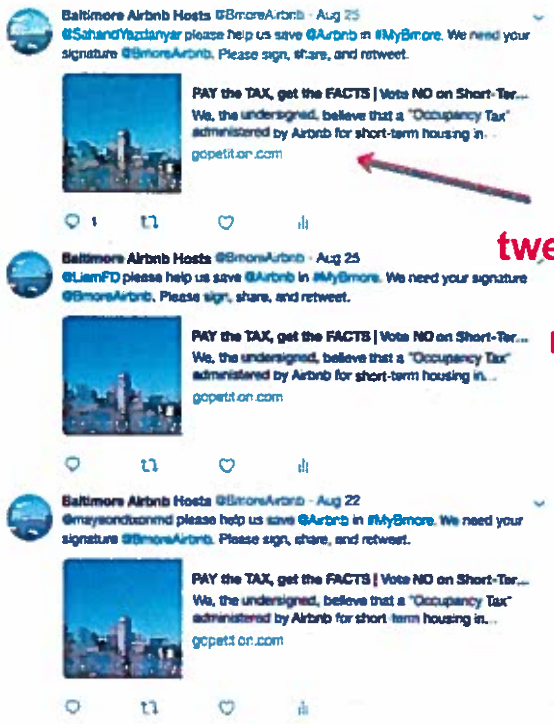
This is certainly not to diminish your efforts, but to suggest that 800+ people agree with you, many of which don't even live in our City, or for that matter either didn't understand your petition at all or were simply opposed to the original 60 day cap on un-hosted stays, is pretty misleading, to say the very least.

He then went on to lie about the contents of the proposal I submitted and part of the petition that did contain regulations and did not mention the 60-day cap. He tirelessly pasted on every social media post he could find. Here's an example of that. Why would he do that?



The night before the Worksession, he posted a false claim about the sale of the Blue Door in Butcher's hill here:

He also went ahead and attacked my character regarding a Twitter message I sent out to all suggested Twitter accounts here:



I explained to Sahand that I tweeted to everyone suggested in myTwitter feed

I had a wonderful, thoughtful, and professional conversation with Sahand yesterday. We clarified the issue with the business license requirement and the 6% tax. The rational was not to necessarily make it "easier on the hosts" but rather legislate a more accountable system of checks on the hosts. The idea is that if hosts have to take a step to license their properties, there will be fewer probable incidents of Airbnbs that are loosely managed. That does make better sense to me although we are doing that with no evidence of a big problem with hosted Airbnbs. Maybe licensing is a good policy for the small businesses that have cropped up but they will be shut down because of this bill. My opinion is that all of us should have studied this further before passing the amendments.

We also clarified that the definition of short term for 90 days was a given. We cannot change that because it is law in Baltimore. Even though other cities have shorter terms for what is consider short term like 60 days or 30 days, we would have to change that law in Baltimore. Anyone up for considering that change?

And finally regarding the criminalization of violations, let me paste here what is in the current bill:

UNDER THIS SUBTITLE IS GUILTY OF A MISDEMEANOR AND, ON CONVICTION, IS SUBJECT TO A FINE OF NOT MORE THAN $500 FOR EACH OFFENSE.

90

(B) *EACH DAY A SEPARATE OFFENSE.*

EACH DAY THAT A VIOLATION CONTINUES IS A SEPARATE OFFENSE.

It says for each offense and do we mean the housing restrictions or the tax and finance restrictions.

Don't you think that is bit excessive and opens Baltimore city to all kinds of litigation nightmares?

Respectfully yours,

Patrick Campbell

If you would to see the materials that Councilman Costello lied about on social media, here they are:

VIDEO: https://www.facebook.com/BmoreAirbnbHousing/videos/2148697298752113/

Proposal: I've highlighted in RED the REGULATIONS

Summary Plan for Short-Term Housing in Baltimore

Our PAY the TAX, get the FACTs initiative has provided much insight into Baltimore's short-term housing issue. We have hundreds of signatures on our petition with a lot of comments from constituents from local Baltimore districts as well as from concerned citizens abroad. Ref: https://www.gopetition.com/petitions/paytaxgetfacts.html

We have identified a process for Baltimore's City council to consider instead of the current COUNCIL BILL 18-0189 that has been in the works for some time with a lot of resistance. The legislative process is identified as cumbersome and confusing to many constituents across Baltimore. Many community members and Airbnb hosts who were not aware of how strict the proposed policy is were very shocked to find out about it through our recent efforts. We need more of our community involved in the process and to hear all voices.

As the current bill stands, it is not enforceable. There have been a number of issues identified related to privacy, overlap in city services, as well as the bureaucratic overhead to produce all the procedures, enforcement, and violations. Some concerned citizens and legislators across the country have referred to this type of regulation as draconian because of its strictness and the criminal violations indicated for punishment.

Note—*Some of the excessive features of the bill have been tried in other communities across the country and there has been quite a lot of resistance. Cities like Detroit, Raleigh, and Nashville have not been able to enforce them successfully or they are being challenged to be overturned by state legislatures. Ref: https://www.tennessean.com/story/news/2018/03/20/senate-committee-votes-overturn-local-short-term-rental-laws-tennessee-cities/442208002/*
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- Goals for Baltimore as a Community to Address the Potential Issues
- Phase 1 – Collect the Revenue - Immediately
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- Lost revenue for the city that is typically captured by occupancy and sales tax
- Lack of oversight in the event of a specific issue related to health, safety, or noise
- Neighborhood density for parking and other shared resources like trash and recycling collection
- Reduction in affordable inventory of long-term housing for service workers
- Increasing real estate values in desirable neighborhoods for first-time home buyers

Goals for Baltimore as a Community to Address the Potential Issues

- Demonstrate to all constituencies that Baltimore is addressing its short-term housing issues with a balanced and thoughtful process that is welcoming of feedback and does not denigrate any specific constituents as bad actors
- Prioritize tourism and pride in a revitalized Baltimore with a welcoming atmosphere that embraces innovation of its community members and attracts investments from multiple types of investors who have integrity for the best interests for all Baltimore citizens
- Provide as many options for visitors, tourists, and professionals for housing to fit evolving needs without favoritism for any one provider and with fairness and a positive influence on any neighborhood
- Serve as a flagship model for an urban legislative process that embraces innovation, new technologies, and a spirit of cooperation and neighborliness instead of regulatory oversight and hard-to-enforce criminal violations and make the legislative process ongoing rather than definitive

Phase 1 – Collect the Revenue – Immediately

Work with Airbnb and other short-term housing platforms to establish a mandatory occupancy tax collected from all guests that is typically a sales tax and a local fee for use, such as a room tax or hotel tax.

Phase 2 – Registration and Control of Noise and Nuisance

Begin registration process for all Airbnb dwellings with a 100% compliance goal by end of Q4 2018 with a registration fee to be determined, likely between $35-$100 per dwelling.

Registration requires that each dwelling must identify:

1. **Property owner whether an individual, group, or LLC for each dwelling**
2. **Hosted or non-hosted for entire length of stay**
3. **Indicate the number of Airbnb or short-term housing contracts available for each dwelling (e.g., a hosted dwelling might have separate private rooms, each with its own listing). In the case of an un-hosted dwelling, more than one contract per whole-home rental is not advised but must be indicated for this first year.**

Registration will include a set of guidelines for responsible hosting that the hosts must read and acknowledge with a signature. This will include informing the neighbors of a contact number and hosting only for the immediate guests to avoid unwanted parties or events that could be disturbing to other residents in the neighborhood.

Note: Any non-hosted Airbnb property must comply with the existing 18-0185 council bill as a legal rental property so there is no need for redundancy in meeting city code standards for safety and fire.

During this first year, every Airbnb property will be under scrutiny for the following issues:

- **Noise or nuisance to the community**
- **Unavailable parking spaces where applicable**

If a property has two (2) or more substantiated civil and/or criminal complaints within a one-year period, the property owner will be issued a fine determined by the council.

The property will be put on a probationary period of six months to not receive any substantiated civil and/or criminal complaints.

During that time, if the property is complaint free, it will go back to a registered property with the city. If one or more complaints are substantiated, the property owner will not be allowed to host a short-term rental property in Baltimore.

Phase 3 – Implementation of Short-Term Housing Restrictions

After the first year of this identification and enforcement policy, the council will consider the following:

- **Reduction in affordable inventory of long-term housing for service workers**
- **Increasing real estate values in desirable neighborhoods for first-time buyers**

Where these issues are identified, new legislation will be considered to restrict the number of short-term housing inventory for these geographical areas.

During Phase 3, other potential issues will surface and need to be addressed in a similar fashion. The process of managing STH issues in Baltimore will be ongoing rather than definitive from one bill that could become outdated and unenforceable.

PAY the TAX, get the FACTS

---------- Forwarded message ----------
From: Patrick Campbell <patrick.campbell.dc@gmail.com>
To: "Costello, Eric" <Eric.Costello@baltimorecity.gov>
Cc: "Sneed, Shannon" <Shannon.Sneed@baltimorecity.gov>, City Council President <City.CouncilPresident@baltimorecity.gov>, "Bullock, John" <John.Bullock@baltimorecity.gov>, "Scott, Brandon" <Brandon.Scott@baltimorecity.gov>, "Stokes, Robert" <Robert.Stokes@baltimorecity.gov>, "Reisinger, Edward" <Edward.Reisinger@baltimorecity.gov>, "Dorsey, Ryan" <Ryan.Dorsey@baltimorecity.gov>, "Johnson Jr., Samuel" <Samuel.JohnsonJr@baltimorecity.gov>, "Cohen, Zeke" <Zeke.Cohen@baltimorecity.gov>, "Schleifer, Isaac" <Isaac.Schleifer@baltimorecity.gov>, "Henry, Bill (email)" <Bill.Henry@baltimorecity.gov>, "Clarke, Mary Pat" <MaryPat.Clarke@baltimorecity.gov>, "Burnett, Kristerfer" <Kristerfer.Burnett@baltimorecity.gov>, "andrew.green@baltsun.com" <andrew.green@baltsun.com>, "jay.judge@baltsun.com" <jay.judge@baltsun.com>, "sam.davis@baltsun.com" <sam.davis@baltsun.com>, Anne Tallent <atallent@baltsun.com>, "trif.alatzas@baltsun.com" <trif.alatzas@baltsun.com>, "Yazdanyar, Sahand" <Sahand.Yazdanyar@baltimorecity.gov>, "Castagnola, Michael F."

<Michael.Castagnola@baltimorecity.gov>, "Middleton, Sharon" <Sharon.Middleton@baltimorecity.gov>, "iduncan@baltsun.com" <iduncan@baltsun.com>
Bcc:
Date: Thu, 13 Sep 2018 21:58:33 +0000
Subject: Re: 18-0189 Bill | PAY the TAX, get the FACTS | DEAD ON ARRIVAL TODAY :-(

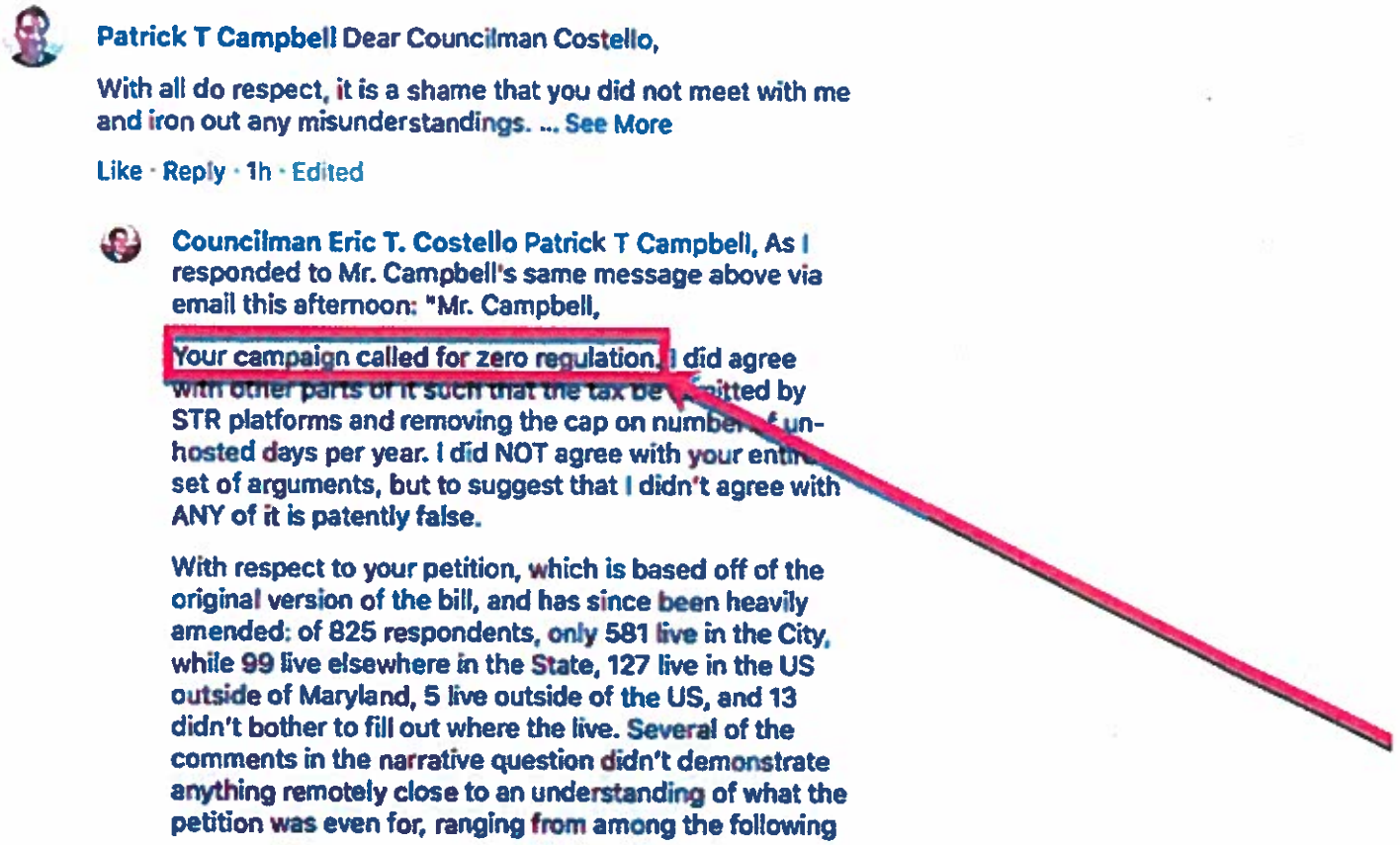
Council Members et al,

I think part of the issue is that Eric Costello did not read my Proposal or listen to the video I submitted.

He is now out on social media now posting that my campaign called for zero regulations. What is the purpose of that?

He is peddling a lie to the public.

Here it is and it has been repeated at least a dozen times: I will post my video below followed by the proposal. Please read and verify that Eric Costello is out on social media telling lies to the public.



Patrick T Campbell Dear Councilman Costello,

With all do respect, it is a shame that you did not meet with me and iron out any misunderstandings. ... See More

Like · Reply · 1h · Edited

Councilman Eric T. Costello Patrick T Campbell, As I responded to Mr. Campbell's same message above via email this afternoon: "Mr. Campbell,

Your campaign called for zero regulation. I did agree with other parts of it such that the tax be [illegible]mitted by STR platforms and removing the cap on number [illegible] un-hosted days per year. I did NOT agree with your entire set of arguments, but to suggest that I didn't agree with ANY of it is patently false.

With respect to your petition, which is based off of the original version of the bill, and has since been heavily amended: of 825 respondents, only 581 live in the City, while 99 live elsewhere in the State, 127 live in the US outside of Maryland, 5 live outside of the US, and 13 didn't bother to fill out where the live. Several of the comments in the narrative question didn't demonstrate anything remotely close to an understanding of what the petition was even for, ranging from among the following

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On Thu, Sep 13, 2018 at 3:59 PM, Patrick Campbell <patrick.campbell.dc@gmail.com> wrote:
Chairwoman Middleton,

Please add this testimony for the record for Council Bill 10-0189...

Dear Councilman Costello,

With all do respect, it is a shame that you did not meet with me and iron out any misunderstandings.

Instead you are trying to throw me under the bus in front of all your colleagues and with your power instead of trying to communicate effectively.

You've shown a complete disrespect for the democratic process. A grass roots effort is going to be messy. Your analysis of the petition signatures is sophomoric and petty.

Quite frankly, you failed to address the key issues in the bill and what I discussed with you about the bill. I submitted testimony after testimony about the lack of nuisance properties in Baltimore. You have failed to demonstrate why you are supporting such a bill with NO EVIDENCE.

The evidence that you provided last night was a FALSE Narrative. The Blue Door did not sell because of Airbnb. That is a fact and you used that to manipulate the facts. It did not sell because there was waning interest in higher end properties in Baltimore because of our coverage in the news as crime ridden and the riots after Freddie Gray. It's really malpractice to cherry pick your reigning in of un-hosted Airbnb's with this example. It lacks integrity. I would know because I bought a similar property about 200 yards from the Blue Door B&B that had a similar plight. Those are FACTS.

Here's what you did not address in your process and what I wanted to discuss with you and what I submitted to the committee.

1) Misdemeanors for violations that are completely unheard of for this kind of a bill - there should be warnings and violations that help folks come into compliance.

2) You are still making everyone register with the comptroller and collect the MD 6% sales tax or did I miss something?

3) You are still requiring everyone to keep a registry of names and submit the city upon request with a license number, or did I miss something?

4) You have provided no evidence for why you have selected the days for what is considered short term housing.

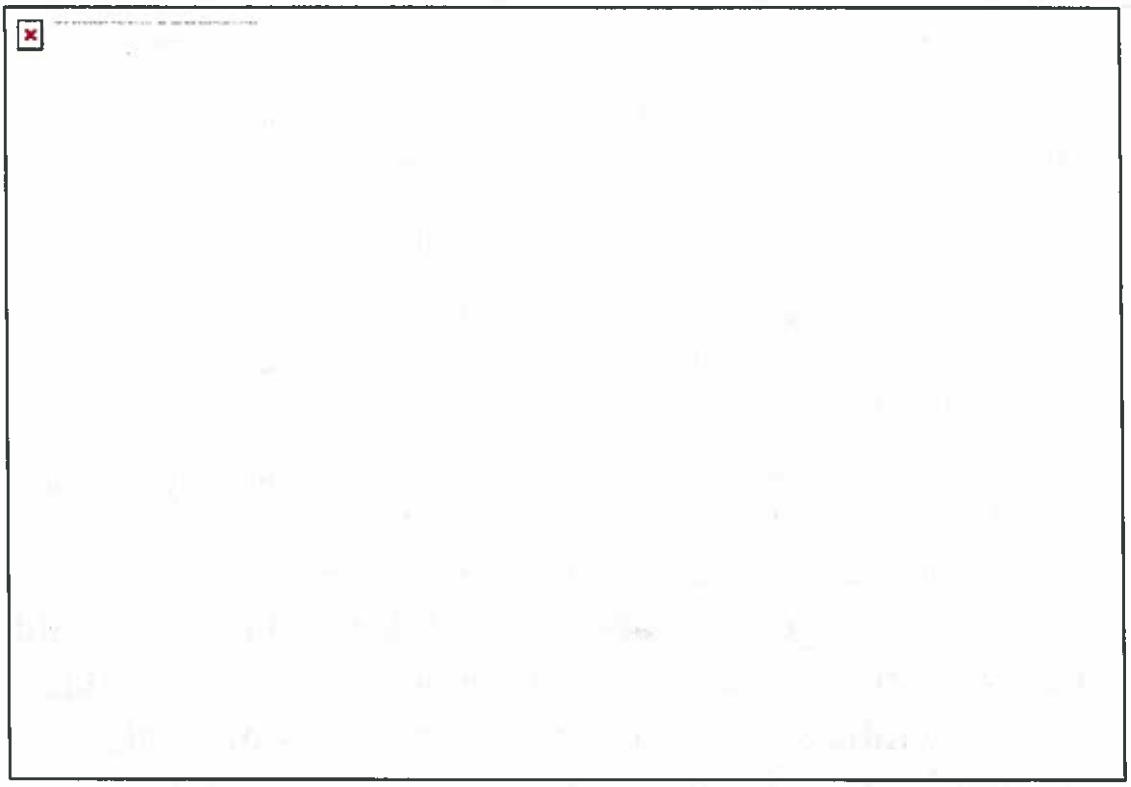
5) You have failed to consider zoning or there is no evidence that you have considered that in any of the testimony I obtained.

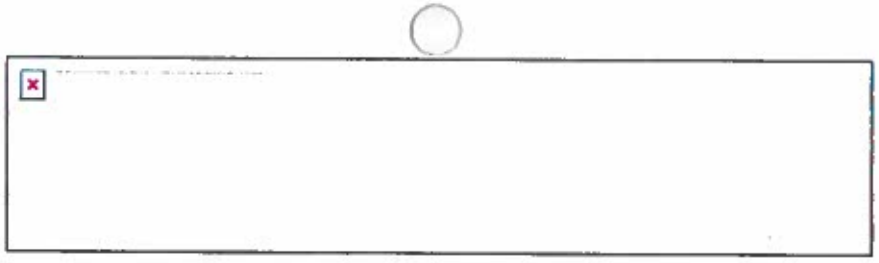
6) Other cities do registrations and study the issue instead of making the assumptions that you have without informing the public. We had no prior notice of the amendments. You just presented them and they passed.

YOU HAVE NOT MADE ANY ATTEMP TO WORK WITH ME AT ALL.

I tried at every corner to make myself available.

Here's the Twitter exchange for the record that you described in front of the whole council and the Baltimore Sun. It is pretty routine. Why don't you study how Twitter is used and that you can ignore tweets? You said it was, "Borderline Inappropriate"





I have no idea what is wrong with this exchange. In fact it reflects poorly on your staff member.

We discussed that "I'm good luv, enjoy" stated by him was a way to minimize my tweet, like "bye felecia." I thought that Sahand and I ironed that out. Your bringing it up here in front of the whole council is odd to me. What is your intention for doing that here?

For the record:

I spoke with Sahand after the hearing and he told me that you had not considered working with Airbnb to collect an Occupancy tax. I urged him to do so and he said he would look into it.

All of my materials for PAY the TAX, get the FACTS state that we wanted you to figure out how to have Airbnb collect the occupancy tax that was a combination of sales tax and a hotel tax.

Did you cut out the sales tax in this bill? I think it it still in there and must be collected?

I asked Sahand to respond to me time after time. I apologized to him for tweeting to him on a long list of suggested twitter accounts based on Twitter NOT ME. I thought we kind of chuckled about the whole thing but apparently not.

He never responded to my repeated requests. When I asked him about it last Thursday September 6th at 9:50 AM when I finally got him on the phone, he said to me, "Why make it easier for hosts?" He said that to me for sure. Please double and triple check with him. He then got a little frustrated when I challenged him about it and decided that it would best to talk to other council members not him. He wanted me to contact you and other council members to discuss this. I am very sorry Sahand for bringing this up but it's your boss, Eric Costello that raised this issue. I think it's unfortunate that he decided to challenge my integrity.

Why for heavens sake did you not reach out to me and explain that the new bill would clearly reflect that Airbnb would collect the occupancy tax (sales and hotel) FROM THE GUESTS. It's as if you did not read the petition or understand anything in it at all.

As of this morning, I HAD NO EVIDENCE AT ALL that you had or would strike deal for Airbnb and that is the price you pay for keeping us all in the dark instead of leading a very transparent process.

You have crossed a line as a City Council Member and you have not even protected your staff by your email to me.

In my mind, others on the City Council should ask for your complete transparency for why you failed to take into consideration any of the facts I provided. You have shepherded a bill without letting the public know the real facts. This is a shame. I know, because I gathered the facts.

I plan to post this exchange on social media channels and the media unless someone can turn this into a more constructive process.

If someone else can chime in and make this constructive I would appreciate it. I have tried to be very professional, persistent, and prolific.

I'm very upset at how you handled this situation. The others on the council should confront you for "doing more harm than good" for the City of Baltimore.

Please reach out to me to clarify. I think we should meet and go over the bill line by line.

Thanks
Patrick Campbell
420-245-3558

Please check out the video
here: *https://www.facebook.com/BmoreAirbnbHousing/videos/2148697298752113/*

On Thu, Sep 13, 2018 at 2:13 PM, Costello, Eric <Eric.Costello@baltimorecity.gov> wrote:

Mr. Campbell,

Your campaign called for zero regulation. I did agree with other parts of it such that the tax be remitted by STR platforms and removing the cap on number of un-hosted days per year. I did NOT agree with your entire set of arguments, but to suggest that I didn't agree with ANY of it is patently false.

With respect to your petition, which is based off of the original version of the bill, and has since been heavily amended: of 825 respondents, only 581 live in the City, while 99 live elsewhere in the State, 127 live in the US outside of Maryland, 5 live outside of the US, and 13 didn't bother to fill out where the live. Several of the comments in the narrative question didn't demonstrate anything remotely close to an understanding of what the petition was even for, ranging from among the following that I have pulled out as examples:

- "Don't shot down the Airbnb !"
- "This program is so great Baltimore needs it!!"
- "Keep Airbnb small"
- "Baltimore is working class city. There are not many corporations here. We need ways to make ends meet. We need Airbnb."

This is certainly not to diminish your efforts, but to suggest that 800+ people agree with you, many of which don't even live in our City, or for that matter either didn't understand your petition at all or were simply opposed to the original 60 day cap on un-hosted stays, is pretty misleading, to say the very least.

Finally, you asked one of my staff to sign your petition and post it on his own personal social media pages, which is borderline inappropriate, and that staff member directly let you know as much immediately after he declined to sign it. To suggest that anyone on my staff said: "*Why make it easy for the hosts?*" – is simply not true. My staff would never say something like that, and further confirmed this to me when just asked.

Thanks, Eric

****

Eric T. Costello

Baltimore City Council, 11th District

(m) 443-813-1457 | (o) 410-396-4816

(e) eric.costello@baltimorecity.gov

Twitter | Facebook | Instagram

****

From: Patrick Campbell [mailto:patrick.campbell.dc@gmail.com]
Sent: Thursday, September 13, 2018 12:11 PM
To: Sneed, Shannon; Costello, Eric; City Council President; Bullock, John; Scott, Brandon; Stokes, Robert; Reisinger, Edward; Dorsey, Ryan; Johnson Jr., Samuel; Cohen, Zeke; Schleifer, Isaac; Henry, Bill (email); Clarke, Mary Pat; Burnett, Kristerfer; andrew.green@baltsun.com; jay.judge@baltsun.com; sam.davis@baltsun.com; Anne Tallent; trif.alatzas@baltsun.com; Yazdanyar, Sahand; Castagnola, Michael F.; Middleton, Sharon; iduncan@baltsun.com
Subject: 18-0189 Bill | PAY the TAX, get the FACTS | DEAD ON ARRIVAL TODAY :-(

Dear City Council et al,

Today was VERY disappointing. I had very sincere open meetings with many of you and none of my concerns were heard today. Based on our conversations, it sounded like many of you agreed with the approach and would make sure that our decisions were fact based.

All of the facts and testimony provided for the last two months was not considered or it was not agreed with by anyone on the Council. They were facts. When the amendment passed essentially shutting down all un-hosted properties except for one grandfathered in one with no discussion, my heart sank and I was completely embarrassed that our movement had NO EFFECT.

Why did you not consider my testimony and summary? Did I come on too strong? What can I do differently?

Here's what I posted in the South Federal Hill Facebook group and will try to socialize:

Councilman Eric T. Eric Costello did not agree with any of the information in five weeks of testimony for PAY the TAX. get the FACTS and over 800 signatures to slow down on heavy regulations for Airbnb in Baltimore.

Instead, Councilman Eric T. Costello got the committee to pass amendments today that will essentially shut down any new un-hosted Airbnb properties and heavily regulate the hosted ones with no accurate EVIDENCE OF ANY ISSUES particularly with the hosted ones.

Anyone in violation will be issued a misdemeanor and a $500 fine. They will have a criminal record. All hosts will have to register as a small business and get licensed and inspected and possibly collect a 6% sales tax on top of their high property taxes and any income tax. They will still have to register guests unnecessarily. No one who owns a home and has guests over for a birthday party has to register their guests. No long-term tenant in a neighborhood having parties has to register their guests. Airbnb has a registry of their guests already.

One of Eric's staff members has been quoted as saying in a meeting with me, "Why make it easy for the hosts?" This process was delivered to reign in all Airbnb investors with multiple properties while throwing all sensibly operated Airbnb hosted properties under the bus.

This is not welcoming for a city that needs to welcome folks at all economic levels. This process caters to only the wealthy in Baltimore and throws all small businesses under the bus. It is a very sad day in Baltimore.

We went unheard and unconsidered or completely disagreed with while having no facts to back up the details of the bill.

If any of you have a way to reach out and help me figure out how to mobilize. please do.

We can now consider all COUNCIL MEMBERS COMPLICIT IN THIS UNFORTUNATE PROCESS as accountable. If you do not speak up, that means you support this process.

This will end up like it did in New Orleans, you'll be held accountable based on how you voted for this bill. This bill clips a lot of income for Baltimore and makes Airbnb out as a "bad actor." The City is playing favorites when there is room for everyone.

We need at least 8 members of the council to vote NO on this bill. Is that correct?

Thanks for your patience. I'm hoping just one of you reaches out to me and can explain what happened and how to get the council as a whole NOT TO VOTE for this bill.

Thanks!

--

PAY the TAX, get the FACTS

--

PAY the TAX, get the FACTS

--

PAY the TAX, get the FACTS

...

[Message clipped]

--

PAY the TAX, get the FACTS

Johnson Jr., Samuel

From: Patrick Campbell <patrick.campbell.dc@gmail.com>
Sent: Saturday, September 15, 2018 7:45 PM
To: Costello, Eric
Cc: Johnson Jr., Samuel; Cohen, Zeke; andrew.green@baltsun.com; jay.judge@baltsun.com; sam.davis@baltsun.com; Anne Tallent; trif.alatzas@baltsun.com; Yazdanyar, Sahand; Castagnola, Michael F.; iduncan@baltsun.com; City Council President; City Council Members; BCYoung; Huber, Michael
Subject: Re: Please consider meeting with me to discuss some ways we can work together.

Councilman Costello,

You have gone great lengths to try to keep me silent and did not demonstrate to anyone that you have character or integrity picking on me as citizen of Baltimore, especially on social media.

You had me blocked from the South Federal hill group, I can only assume now. I'm a member of the Harborview Marina, I have a house on Patterson Park, two condos at 1001 Saint Paul, and a house in Union Square. I have an interest in many districts across Baltimore. You have since blocked me on our social media thread.

There is no proof anywhere that you considered anything that I proposed with your colleagues. I thought I'd have an opportunity to brief the counsel at the Worksession.

Colleagues of Councilman Costello,

Please speak up and provide proof that he shared the input and data that I provided and then I will gladly stand down.

It is as simple as that. Show me that you considered the proposal and its merits instead of attacking me on social media and ridiculing my petition.

Colleagues of Councilman Costello,

Please respond with meeting notes, discussions, whatever ways that you considered the content of my proposal and I will stand down.

I promise. I totally totally promise that if anyone can provide proof the Eric T. Costello considered the data provided and the suggestions for moving forward, this whole thing can be cleared up.

Thanks for everyone's patience through this effort.

All I wanted to do was to collaborate with legislators to help make sure this bill does not disenfranchise anyone.

As I said to Sahand last week who can speak to my character I hope because we had a wonderful exchange and a very nice two-way dialogue of hearing and understanding each other's point of view, I AM MOTIVATED BY something larger than myself. Because our national politics have become so divisive that it was important for each of us to find a local and relevant cause and try to find common ground.

Please help.

Thanks!

On Sat, Sep 15, 2018 at 7:26 PM, Costello, Eric <Eric.Costello@baltimorecity.gov> wrote:

Mr. Campbell, we have already discussed this issue extensively. I have read everything you have sent me, which I have attached for your reference. In addition, I have taken the liberty of printing to PDF our Facebook messenger conversation. As I have repeatedly stated, I have read every single email, every single sentence, and every single word of what you have sent.

As I have also stated repeatedly, more times than I would like to recount -- while I appreciate all of your research, after reading everything you have sent, I simply disagree with you – "listening and disagreeing" is vastly different from "not listening". It has further come to my attention that you were offering a $10 Amazon gift card to every 10th signature on your petition, since my last email communication to you, which I have also appended below, in red font, for your reference. In addition, it is my understanding from several sources that you have plans to develop an app to compete in the short term rental hosting platform market. In my opinion, these two findings bring into question the validity of the petition as well as your intentions on this legislative matter.

The proposed ordinance along with the 18 amendments passed on Thursday are the result of extensive work over the past 21 months. This includes several dozen meetings that I, along with the Council President and both of our staffs have had with 5 City agencies, 3 short term rental hosting platforms and their representatives, over 20 hosts, at least 10 hotel owners and general managers along with their representatives, Unite Here Local 7, MD Working Families, affordable housing advocates, concerned residents, and a variety of other stakeholders. In addition, our staffs, especially Sahand Yazdanyar from my team and Kara Kunst and Michael Huber from Council President Young's team, have completed hundreds of hours of research on this issue. To say that our outreach and preparation to develop the ordinance and subsequent amendments has been anything less than sophisticated, thoughtful, extensive, and exhaustive -- would be a severe understatement.

You have stated the following (which is in the attached PDF): "It will be incredibly easy to launch any kind of campaign against your leadership for anything regarding the city council...". You are welcome to continue to add yourself to Facebook groups for neighborhoods located in the 11th District and call me a liar. However, you should know that I will consistently and aggressively rebut those statements. I will ensure that my constituents know my position and all the hard work and outreach done as described above. I will NOT be meeting with you or discussing this specific legislative matter, via any medium, any further.

-Eric

From: Costello, Eric
Sent: Thursday, September 13, 2018 2:14 PM
To: Patrick Campbell; Sneed, Shannon; City Council President; Bullock, John; Scott, Brandon; Stokes, Robert; Reisinger, Edward; Dorsey, Ryan; Johnson Jr., Samuel; Cohen, Zeke; Schleifer, Isaac; Henry, Bill (email); Clarke, Mary Pat; Burnett, Kristerfer; andrew.green@baltsun.com; jay.judge@baltsun.com; sam.davis@baltsun.com; Anne Tallent; trif.alatzas@baltsun.com; Yazdanyar, Sahand; Castagnola, Michael F.; Middleton, Sharon; iduncan@baltsun.com
Subject: RE: 18-0189 Bill | PAY the TAX, get the FACTS | DEAD ON ARRIVAL TODAY :-(

Mr. Campbell,

Your campaign called for zero regulation. I did agree with other parts of it such that the tax be remitted by STR platforms and removing the cap on number of un-hosted days per year. I did NOT agree with your entire set of arguments, but to suggest that I didn't agree with ANY of it is patently false.

With respect to your petition, which is based off of the original version of the bill, and has since been heavily amended: of 825 respondents, only 581 live in the City, while 99 live elsewhere in the State, 127 live in the US outside of Maryland, 5 live outside of the US, and 13 didn't bother to fill out where the live. Several of the comments in the narrative question didn't demonstrate anything remotely close to an understanding of what the petition was even for, ranging from among the following that I have pulled out as examples:

- "Don't shot down the Airbnb !"
- "This program is so great Baltimore needs it!!"
- "Keep Airbnb small"
- "Baltimore is working class city. There are not many corporations here. We need ways to make ends meet. We need Airbnb."

This is certainly not to diminish your efforts, but to suggest that 800+ people agree with you, many of which don't even live in our City, or for that matter either didn't understand your petition at all or were simply opposed to the original 60 day cap on un-hosted stays, is pretty misleading, to say the very least.

Finally, you asked one of my staff to sign your petition and post it on his own personal social media pages, which is borderline inappropriate, and that staff member directly let you know as much immediately after he declined to sign it. To suggest that anyone on my staff said: "*Why make it easy for the hosts?*" – is simply not true. My staff would never say something like that, and further confirmed this to me when just asked.

Thanks, Eric

****

Eric T. Costello

Baltimore City Council, 11th District

(m) 443-813-1457 | (o) 410-396-4816

(e) eric.costello@baltimorecity.gov

Twitter | Facebook | Instagram

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(e) eric.costello@baltimorecity.gov

Twitter | Facebook | Instagram

****

From: Patrick Campbell [mailto:patrick.campbell.dc@gmail.com]
Sent: Saturday, September 15, 2018 5:47 PM
To: Costello, Eric
Cc: Sneed, Shannon; City Council President; Bullock, John; Scott, Brandon; Stokes, Robert; Reisinger, Edward; Dorsey, Ryan; Johnson Jr., Samuel; Cohen, Zeke; Schleifer, Isaac; Henry, Bill (email); Clarke, Mary Pat; Burnett, Kristerfer; andrew.green@baltsun.com; jay.judge@baltsun.com; sam.davis@baltsun.com; Anne Tallent; trif.alatzas@baltsun.com; Yazdanyar, Sahand; Castagnola, Michael F.; Middleton, Sharon; iduncan@baltsun.com
Subject: Please consider meeting with me to discuss some ways we can work together.

Councilman Costello,

Please consider working with me to discuss some ways we can work together.

Thanks!

Chairwoman Middleton,

Please add this to legislative record for Bill 10-0189.

Thanks!

--

Patrick Campbell

410-245-3558

Please sign our petition:

PAY the TAX, get the FACTS

Persistent Professional and Pesky

---------- Forwarded message ----------
From: Patrick Campbell <patrick.campbell.dc@gmail.com>
To: "Costello, Eric" <Eric.Costello@baltimorecity.gov>
Cc: "Sneed, Shannon" <Shannon.Sneed@baltimorecity.gov>, City Council President <City.CouncilPresident@baltimorecity.gov>, "Bullock, John" <John.Bullock@baltimorecity.gov>, "Scott, Brandon" <Brandon.Scott@baltimorecity.gov>, "Stokes, Robert" <Robert.Stokes@baltimorecity.gov>, "Reisinger, Edward" <Edward.Reisinger@baltimorecity.gov>, "Dorsey, Ryan" <Ryan.Dorsey@baltimorecity.gov>, "Johnson Jr., Samuel" <Samuel.JohnsonJr@baltimorecity.gov>, "Cohen, Zeke" <Zeke.Cohen@baltimorecity.gov>, "Schleifer, Isaac" <Isaac.Schleifer@baltimorecity.gov>, "Henry, Bill (email)" <Bill.Henry@baltimorecity.gov>, "Clarke, Mary Pat" <MaryPat.Clarke@baltimorecity.gov>, "Burnett, Kristerfer" <Kristerfer.Burnett@baltimorecity.gov>, "andrew.green@baltsun.com" <andrew.green@baltsun.com>, "jay.judge@baltsun.com" <jay.judge@baltsun.com>, "sam.davis@baltsun.com" <sam.davis@baltsun.com>, Anne Tallent <atallent@baltsun.com>, "trif.alatzas@baltsun.com" <trif.alatzas@baltsun.com>, "Yazdanyar, Sahand"

<Sahand.Yazdanyar@baltimorecity.gov>, "Castagnola, Michael F." <Michael.Castagnola@baltimorecity.gov>, "Middleton, Sharon" <Sharon.Middleton@baltimorecity.gov>, "iduncan@baltsun.com" <iduncan@baltsun.com>
Bcc:
Date: Sat, 15 Sep 2018 21:47:16 +0000
Subject: Please consider meeting with me to discuss some ways we can work together.
Councilman Costello,

Please consider working with me to discuss some ways we can work together.

Thanks!

Chairwoman Middleton,

Please add this to legislative record for Bill 10-0189.

Thanks!
--

PAY the TAX, get the FACTS

---------- Forwarded message ----------
From: Patrick Campbell <patrick.campbell.dc@gmail.com>
To: "Sneed, Shannon" <Shannon.Sneed@baltimorecity.gov>, "Costello, Eric" <Eric.Costello@baltimorecity.gov>, City Council President <City.CouncilPresident@baltimorecity.gov>, "Bullock, John" <John.Bullock@baltimorecity.gov>, "Scott, Brandon" <Brandon.Scott@baltimorecity.gov>, "Stokes, Robert" <Robert.Stokes@baltimorecity.gov>, "Reisinger, Edward" <Edward.Reisinger@baltimorecity.gov>, "Dorsey, Ryan" <Ryan.Dorsey@baltimorecity.gov>, "Johnson Jr., Samuel" <Samuel.JohnsonJr@baltimorecity.gov>, "Cohen, Zeke" <Zeke.Cohen@baltimorecity.gov>, "Schleifer, Isaac" <Isaac.Schleifer@baltimorecity.gov>, "Henry, Bill (email)" <Bill.Henry@baltimorecity.gov>, "Clarke, Mary Pat" <MaryPat.Clarke@baltimorecity.gov>, "Burnett, Kristerfer" <Kristerfer.Burnett@baltimorecity.gov>, "andrew.green@baltsun.com" <andrew.green@baltsun.com>, "jay.judge@baltsun.com" <jay.judge@baltsun.com>, "sam.davis@baltsun.com" <sam.davis@baltsun.com>, Anne Tallent <atallent@baltsun.com>, "trif.alatzas@baltsun.com" <trif.alatzas@baltsun.com>, "Yazdanyar, Sahand" <Sahand.Yazdanyar@baltimorecity.gov>, "Castagnola, Michael F." <Michael.Castagnola@baltimorecity.gov>, "Middleton, Sharon" <Sharon.Middleton@baltimorecity.gov>, "iduncan@baltsun.com" <iduncan@baltsun.com>
Cc:
Bcc:
Date: Fri, 14 Sep 2018 13:43:10 +0000
Subject: QUICK SUMMARY - Councilman Eric T Costello on COUNCIL BILL 10-189
Good Morning Chairwomen Middleton,

Please add this to the legislative record for Council Bill 10-189.

Yesterday the committee passed amendments that if the bill passes will require the following:

1) Current Airbnb operators with more than two properties will no longer be able to operate a very innovative welcoming small business that serves many communities across Baltimore.

2) Current hosted Airbnb properties will now have duplicate regulation efforts in place without any evidence of problem hosted properties anywhere in the city. Instead of making it a welcoming proposition that is working well for the most part, hosted Airbnb properties that are self regulating will now have to register with the comptroller of MD as a small business and collect a 6% sales tax. This goes for any retiree or couple who just want to rent their rooms out for a few months.

Eric T Costello spent a lot of time trying to refute the process of the PAY the TAX, get the FACTs petition instead of considering the points that were in it. He even took the time to copy paste the irrelevant comments. Let me paste this below in case you missed it yesterday:

With respect to your petition, which is based off of the original version of the bill, and has since been heavily amended: of 825 respondents, only 581 live in the City, while 99 live elsewhere in the State, 127 live in the US outside of Maryland, 5 live outside of the US, and 13 didn't bother to fill out where the live. Several of the comments in the narrative question didn't demonstrate anything remotely close to an understanding of what the petition was even for, ranging from among the following that I have pulled out as examples:

- "Don't shot down the Airbnb !"
- "This program is so great Baltimore needs it!!"
- "Keep Airbnb small"
- "Baltimore is working class city. There are not many corporations here. We need ways to make ends meet. We need Airbnb."

This is certainly not to diminish your efforts, but to suggest that 800+ people agree with you, many of which don't even live in our City, or for that matter either didn't understand your petition at all or were simply opposed to the original 60 day cap on un-hosted stays, is pretty misleading, to say the very least.

He then went on to lie about the contents of the proposal I submitted and part of the petition that did contain regulations and did not mention the 60-day cap. He tirelessly pasted on every social media post he could find. Here's an example of that. Why would he do that?

Patrick T Campbell Dear Councilman Costello,

With all do respect, it is a shame that you did not meet with me and iron out any misunderstandings. ... See More

Like · Reply · 1h · Edited

Councilman Eric T. Costello Patrick T Campbell, As I responded to Mr. Campbell's same message above via email this afternoon: "Mr. Campbell,

Your campaign called for zero regulation. I did agree with some parts of it such that the tax be remitted by STR platforms and removing the cap on number of un-hosted days per year. I did NOT agree with your entire set of arguments, but to suggest that I didn't agree with ANY of it is patently false.

With respect to your petition, which is based off of the original version of the bill, and has since been heavily amended: of 825 respondents, only 581 live in the City, while 99 live elsewhere in the State, 127 live in the US outside of Maryland, 5 live outside of the US, and 13 didn't bother to fill out where the live. Several of the comments in the narrative question didn't demonstrate anything remotely close to an understanding of what the petition was even for, ranging from among the following

The night before the Worksession, he posted a false claim about the sale of the Blue Door in Butcher's hill here:

Councilman Eric T. Costello — Baltimore Councilmember for Baltimore District 11

September 12 at 7:19 PM ·

"Close Airbnb Loophole" - thank you to the The Baltimore Sun Editorial Board for articulating the value in the Short Term Rental Legislation which I have sponsored and been working on with my co-sponsor Council President Bernard C. "Jack" Young, since December 2016.

According to the Board: "The apparent goal is to prevent landlords from creating veritable Airbnb empires — not because encouraging short-term rentals is a bad idea but because any entrepreneur invested to that degree deserves to have his or her business regulated like a hotel rather than like someone who is renting out a spare room on a part-time basis."

http://www.baltimoresun.com/.../bs-ed-0910-airbnb-baltimore-2...#

He also went ahead and attacked my character regarding a Twitter message I sent out to all suggested Twitter accounts here:

I had a wonderful, thoughtful, and professional conversation with Sahand yesterday. We clarified the issue with the business license requirement and the 6% tax. The rational was not to necessarily make it "easier on the hosts" but rather legislate a more accountable system of checks on the hosts. The idea is that if hosts have to take a step to license their properties, there will be fewer probable incidents of Airbnbs that are loosely managed. That does make better sense to me although we are doing that with no evidence of a big problem with hosted Airbnbs. Maybe licensing is a good policy for the small businesses that have cropped up but they will be shut down because of this bill. My opinion is that all of us should have studied this further before passing the amendments.

We also clarified that the definition of short term for 90 days was a given. We cannot change that because it is law in Baltimore. Even though other cities have shorter terms for what is consider short term like 60 days or 30 days, we would have to change that law in Baltimore. Anyone up for considering that change?

And finally regarding the criminalization of violations, let me paste here what is in the current bill:

UNDER THIS SUBTITLE IS GUILTY OF A MISDEMEANOR AND, ON CONVICTION, IS SUBJECT TO A FINE OF NOT MORE THAN $500 FOR EACH OFFENSE.

(B) *EACH DAY A SEPARATE OFFENSE.*

EACH DAY THAT A VIOLATION CONTINUES IS A SEPARATE OFFENSE.

It says for each offense and do we mean the housing restrictions or the tax and finance restrictions.

Don't you think that is bit excessive and opens Baltimore city to all kinds of litigation nightmares?

Respectfully yours,

Patrick Campbell

If you would to see the materials that Councilman Costello lied about on social media, here they are:

VIDEO: https://www.facebook.com/BmoreAirbnbHousing/videos/2148697298752113/

Proposal: I've highlighted in RED the REGULATIONS

Summary Plan for Short-Term Housing in Baltimore

Our PAY the TAX, get the FACTs initiative has provided much insight into Baltimore's short-term housing issue. We have hundreds of signatures on our petition with a lot of comments from constituents from local Baltimore districts as well as from concerned citizens abroad. Ref: https://www.gopetition.com/petitions/paytaxgetfacts.html

We have identified a process for Baltimore's City council to consider instead of the current COUNCIL BILL 18-0189 that has been in the works for some time with a lot of resistance. The legislative process is identified as cumbersome and confusing to many constituents across Baltimore. Many community members and Airbnb hosts who were not aware of how strict the proposed policy is were very shocked to find out about it through our recent efforts. We need more of our community involved in the process and to hear all voices.

As the current bill stands, it is not enforceable. There have been a number of issues identified related to privacy, overlap in city services, as well as the bureaucratic overhead to produce all the procedures, enforcement, and violations. Some concerned citizens and legislators across the country have referred to this type of regulation as draconian because of its strictness and the criminal violations indicated for punishment.

Note—*Some of the excessive features of the bill have been tried in other communities across the country and there has been quite a lot of resistance. Cities like Detroit, Raleigh, and Nashville have not been able to enforce them successfully or they are being challenged to be overturned by state legislatures. Ref: https://www.tennessean.com/story/news/2018/03/20/senate-committee-votes-overturn-local-short-term-rental-laws-tennessee-cities/442208002/*
This summary is intended to be a starter for more sensible regulations and community collaboration for the Baltimore City Council to consider instead of COUNCIL BILL 18-0189 with the following sections:

- Potential Issues Facing Airbnb and other Short-Term Housing in Baltimore
- Goals for Baltimore as a Community to Address the Potential Issues
- Phase 1 – Collect the Revenue - Immediately
- Phase 2 – Control of Noise and Nuisance
- Phase 3 – Implementation of Short-Term Housing Restrictions

Potential Issues Facing Airbnb and other Short-Term Housing in Baltimore:

- Lost revenue for the city that is typically captured by occupancy and sales tax
- Lack of oversight in the event of a specific issue related to health, safety, or noise
- Neighborhood density for parking and other shared resources like trash and recycling collection
- Reduction in affordable inventory of long-term housing for service workers
- Increasing real estate values in desirable neighborhoods for first-time home buyers

Goals for Baltimore as a Community to Address the Potential Issues

- Demonstrate to all constituencies that Baltimore is addressing its short-term housing issues with a balanced and thoughtful process that is welcoming of feedback and does not denigrate any specific constituents as bad actors
- Prioritize tourism and pride in a revitalized Baltimore with a welcoming atmosphere that embraces innovation of its community members and attracts investments from multiple types of investors who have integrity for the best interests for all Baltimore citizens
- Provide as many options for visitors, tourists, and professionals for housing to fit evolving needs without favoritism for any one provider and with fairness and a positive influence on any neighborhood
- Serve as a flagship model for an urban legislative process that embraces innovation, new technologies, and a spirit of cooperation and neighborliness instead of regulatory oversight and hard-to-enforce criminal violations and make the legislative process ongoing rather than definitive

Phase 1 – Collect the Revenue – Immediately

Work with Airbnb and other short-term housing platforms to establish a mandatory occupancy tax collected from all guests that is typically a sales tax and a local fee for use, such as a room tax or hotel tax.

Phase 2 – Registration and Control of Noise and Nuisance

Begin registration process for all Airbnb dwellings with a 100% compliance goal by end of Q4 2018 with a registration fee to be determined, likely between $35-$100 per dwelling.

Registration requires that each dwelling must identify:

1. **Property owner whether an individual, group, or LLC for each dwelling**
2. **Hosted or non-hosted for entire length of stay**
3. **Indicate the number of Airbnb or short-term housing contracts available for each dwelling (e.g., a hosted dwelling might have separate private rooms, each with its own listing). In the case of an un-hosted dwelling, more than one contract per whole-home rental is not advised but must be indicated for this first year.**

Registration will include a set of guidelines for responsible hosting that the hosts must read and acknowledge with a signature. This will include informing the neighbors of a contact number and hosting only for the immediate guests to avoid unwanted parties or events that could be disturbing to other residents in the neighborhood.

Note: Any non-hosted Airbnb property must comply with the existing 18-0185 council bill as a legal rental property so there is no need for redundancy in meeting city code standards for safety and fire.

During this first year, every Airbnb property will be under scrutiny for the following issues:

- **Noise or nuisance to the community**
- **Unavailable parking spaces where applicable**

If a property has two (2) or more substantiated civil and/or criminal complaints within a one-year period, the property owner will be issued a fine determined by the council.

The property will be put on a probationary period of six months to not receive any substantiated civil and/or criminal complaints.

During that time, if the property is complaint free, it will go back to a registered property with the city. If one or more complaints are substantiated, the property owner will not be allowed to host a short-term rental property in Baltimore.

Phase 3 – Implementation of Short-Term Housing Restrictions

After the first year of this identification and enforcement policy, the council will consider the following:

- **Reduction in affordable inventory of long-term housing for service workers**
- **Increasing real estate values in desirable neighborhoods for first-time buyers**

Where these issues are identified, new legislation will be considered to restrict the number of short-term housing inventory for these geographical areas.

During Phase 3, other potential issues will surface and need to be addressed in a similar fashion. The process of managing STH issues in Baltimore will be ongoing rather than definitive from one bill that could become outdated and unenforceable.

PAY the TAX, get the FACTS

---------- Forwarded message ----------
From: Patrick Campbell <patrick.campbell.dc@gmail.com>
To: "Costello, Eric" <Eric.Costello@baltimorecity.gov>
Cc: "Sneed, Shannon" <Shannon.Sneed@baltimorecity.gov>, City Council President <City.CouncilPresident@baltimorecity.gov>, "Bullock, John" <John.Bullock@baltimorecity.gov>, "Scott, Brandon" <Brandon.Scott@baltimorecity.gov>, "Stokes, Robert" <Robert.Stokes@baltimorecity.gov>, "Reisinger, Edward" <Edward.Reisinger@baltimorecity.gov>, "Dorsey, Ryan" <Ryan.Dorsey@baltimorecity.gov>, "Johnson Jr., Samuel" <Samuel.JohnsonJr@baltimorecity.gov>, "Cohen, Zeke" <Zeke.Cohen@baltimorecity.gov>, "Schleifer, Isaac" <Isaac.Schleifer@baltimorecity.gov>, "Henry, Bill (email)" <Bill.Henry@baltimorecity.gov>, "Clarke, Mary Pat" <MaryPat.Clarke@baltimorecity.gov>, "Burnett, Kristerfer" <Kristerfer.Burnett@baltimorecity.gov>, "andrew.green@baltsun.com" <andrew.green@baltsun.com>, "jay.judge@baltsun.com" <jay.judge@baltsun.com>, "sam.davis@baltsun.com" <sam.davis@baltsun.com>, Anne Tallent <atallent@baltsun.com>, "trif.alatzas@baltsun.com" <trif.alatzas@baltsun.com>, "Yazdanyar, Sahand" <Sahand.Yazdanyar@baltimorecity.gov>, "Castagnola, Michael F."

<Michael.Castagnola@baltimorecity.gov>, "Middleton, Sharon" <Sharon.Middleton@baltimorecity.gov>, "iduncan@baltsun.com" <iduncan@baltsun.com>
Bcc:
Date: Thu, 13 Sep 2018 21:58:33 +0000
Subject: Re: 18-0189 Bill | PAY the TAX, get the FACTS | DEAD ON ARRIVAL TODAY :-(

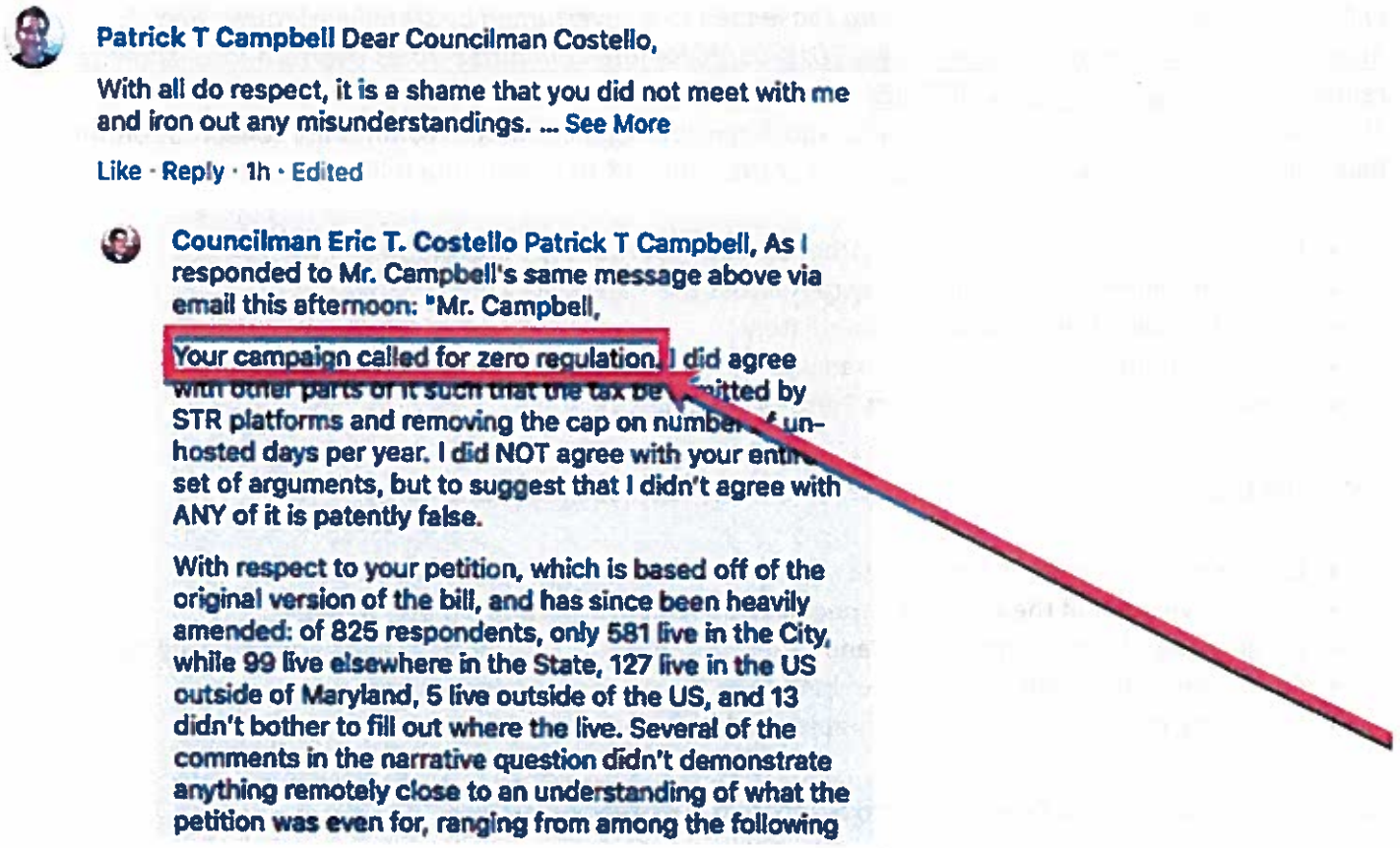
Council Members et al,

I think part of the issue is that Eric Costello did not read my Proposal or listen to the video I submitted.

He is now out on social media now posting that my campaign called for zero regulations. What is the purpose of that?

He is peddling a lie to the public.

Here it is and it has been repeated at least a dozen times: I will post my video below followed by the proposal. Please read and verify that Eric Costello is out on social media telling lies to the public.



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1. **Property owner whether an individual, group, or LLC for each dwelling**
2. **Hosted or non-hosted for entire length of stay**
3. **Indicate the number of Airbnb or short-term housing contracts available for each dwelling (e.g., a hosted dwelling might have separate private rooms, each with its own listing). In the case of an un-hosted dwelling, more than one contract per whole-home rental is not advised but must be indicated for this first year.**

Registration will include a set of guidelines for responsible hosting that the hosts must read and acknowledge with a signature. This will include informing the neighbors of a contact number and hosting only for the immediate guests to avoid unwanted parties or events that could be disturbing to other residents in the neighborhood.

Note: Any non-hosted Airbnb property must comply with the existing 18-0185 council bill as a legal rental property so there is no need for redundancy in meeting city code standards for safety and fire.

During this first year, every Airbnb property will be under scrutiny for the following issues:

- **Noise or nuisance to the community**
- **Unavailable parking spaces where applicable**

If a property has two (2) or more substantiated civil and/or criminal complaints within a one-year period, the property owner will be issued a fine determined by the council.

The property will be put on a probationary period of six months to not receive any substantiated civil and/or criminal complaints.

During that time, if the property is complaint free, it will go back to a registered property with the city. If one or more complaints are substantiated, the property owner will not be allowed to host a short-term rental property in Baltimore.

Phase 3 – Implementation of Short-Term Housing Restrictions

After the first year of this identification and enforcement policy, the council will consider the following:

- Reduction in affordable inventory of long-term housing for service workers
- Increasing real estate values in desirable neighborhoods for first-time buyers

Where these issues are identified, new legislation will be considered to restrict the number of short-term housing inventory for these geographical areas.

During Phase 3, other potential issues will surface and need to be addressed in a similar fashion. The process of managing STH issues in Baltimore will be ongoing rather than definitive from one bill that could become outdated and unenforceable.

On Thu, Sep 13, 2018 at 3:59 PM, Patrick Campbell <patrick.campbell.dc@gmail.com> wrote:
Chairwoman Middleton,

Please add this testimony for the record for Council Bill 10-0189...

Dear Councilman Costello,

With all do respect, it is a shame that you did not meet with me and iron out any misunderstandings.

Instead you are trying to throw me under the bus in front of all your colleagues and with your power instead of trying to communicate effectively.

You've shown a complete disrespect for the democratic process. A grass roots effort is going to be messy. Your analysis of the petition signatures is sophomoric and petty.

Quite frankly, you failed to address the key issues in the bill and what I discussed with you about the bill. I submitted testimony after testimony about the lack of nuisance properties in Baltimore. You have failed to demonstrate why you are supporting such a bill with NO EVIDENCE.

The evidence that you provided last night was a FALSE Narrative. The Blue Door did not sell because of Airbnb. That is a fact and you used that to manipulate the facts. It did not sell because there was waning interest in higher end properties in Baltimore because of our coverage in the news as crime ridden and the riots after Freddie Gray. It's really malpractice to cherry pick your reigning in of un-hosted Airbnb's with this example. It lacks integrity. I would know because I bought a similar property about 200 yards from the Blue Door B&B that had a similar plight. Those are FACTS.

Here's what you did not address in your process and what I wanted to discuss with you and what I submitted to the committee.

1) Misdemeanors for violations that are completely unheard of for this kind of a bill - there should be warnings and violations that help folks come into compliance.

2) You are still making everyone register with the comptroller and collect the MD 6% sales tax or did I miss something?

3) You are still requiring everyone to keep a registry of names and submit the city upon request with a license number, or did I miss something?

4) You have provided no evidence for why you have selected the days for what is considered short term housing.

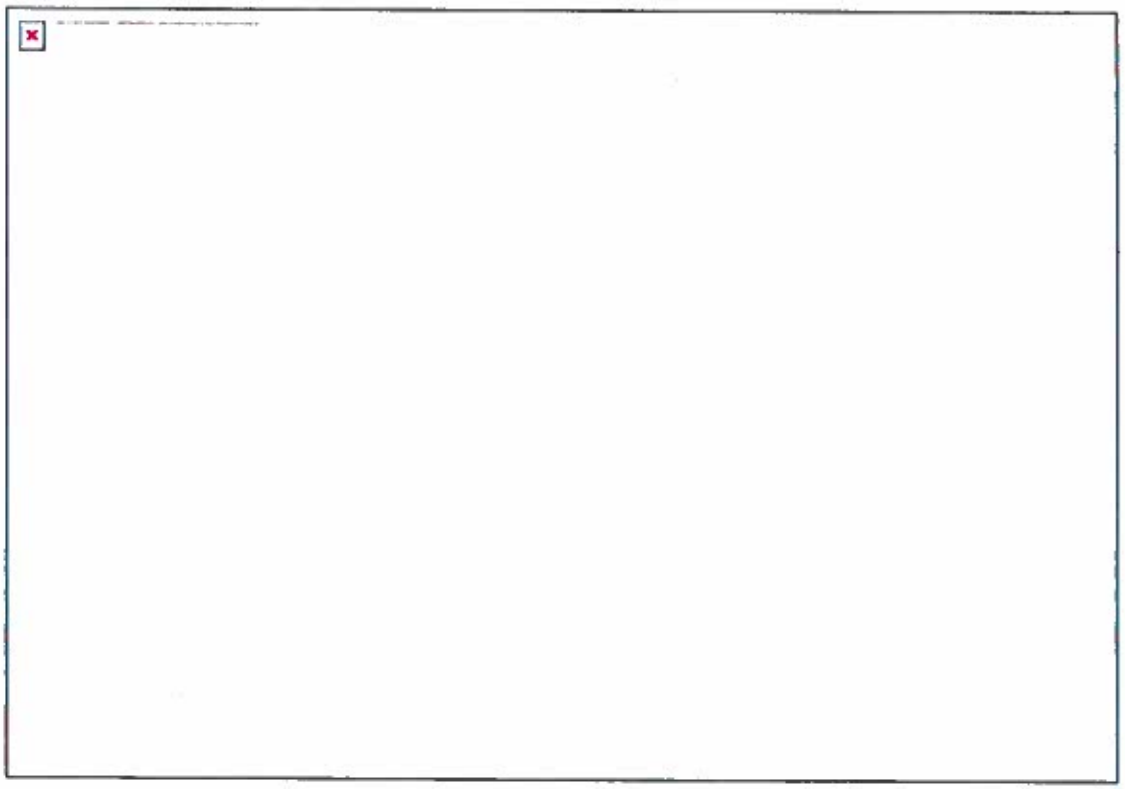
5) You have failed to consider zoning or there is no evidence that you have considered that in any of the testimony I obtained.

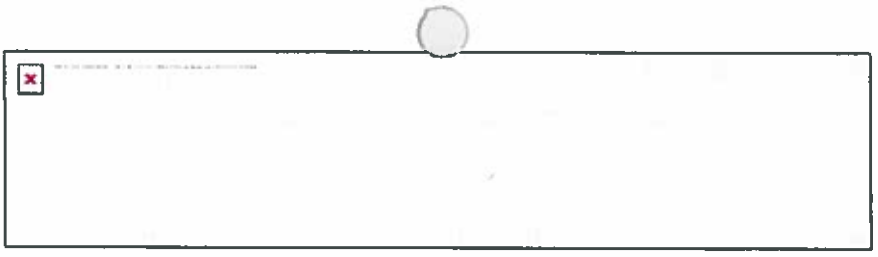
6) Other cities do registrations and study the issue instead of making the assumptions that you have without informing the public. We had no prior notice of the amendments. You just presented them and they passed.

YOU HAVE NOT MADE ANY ATTEMP TO WORK WITH ME AT ALL.

I tried at every corner to make myself available.

Here's the Twitter exchange for the record that you described in front of the whole council and the Baltimore Sun. It is pretty routine. Why don't you study how Twitter is used and that you can ignore tweets? You said it was, "Borderline Inappropriate"





I have no idea what is wrong with this exchange. In fact it reflects poorly on your staff member.

We discussed that "I'm good luv, enjoy" stated by him was a way to minimize my tweet, like "bye felecia." I thought that Sahand and I ironed that out. Your bringing it up here in front of the whole council is odd to me. What is your intention for doing that here?

For the record:

I spoke with Sahand after the hearing and he told me that you had not considered working with Airbnb to collect an Occupancy tax. I urged him to do so and he said he would look into it.

All of my materials for PAY the TAX, get the FACTS state that we wanted you to figure out how to have Airbnb collect the occupancy tax that was a combination of sales tax and a hotel tax.

Did you cut out the sales tax in this bill? I think it it still in there and must be collected?

I asked Sahand to respond to me time after time. I apologized to him for tweeting to him on a long list of suggested twitter accounts based on Twitter NOT ME. I thought we kind of chuckled about the whole thing but apparently not.

He never responded to my repeated requests. When I asked him about it last Thursday September 6th at 9:50 AM when I finally got him on the phone, he said to me, "Why make it easier for hosts?" He said that to me for sure. Please double and triple check with him. He then got a little frustrated when I challenged him about it and decided that it would best to talk to other council members not him. He wanted me to contact you and other council members to discuss this. I am very sorry Sahand for bringing this up but it's your boss, Eric Costello that raised this issue. I think it's unfortunate that he decided to challenge my integrity.

Why for heavens sake did you not reach out to me and explain that the new bill would clearly reflect that Airbnb would collect the occupancy tax (sales and hotel) FROM THE GUESTS. It's as if you did not read the petition or understand anything in it at all.

As of this morning, I HAD NO EVIDENCE AT ALL that you had or would strike deal for Airbnb and that is the price you pay for keeping us all in the dark instead of leading a very transparent process.

You have crossed a line as a City Council Member and you have not even protected your staff by your email to me.

In my mind, others on the City Council should ask for your complete transparency for why you failed to take into consideration any of the facts I provided. You have shepherded a bill without letting the public know the real facts. This is a shame. I know, because I gathered the facts.

I plan to post this exchange on social media channels and the media unless someone can turn this into a more constructive process.

If someone else can chime in and make this constructive I would appreciate it. I have tried to be very professional, persistent, and prolific.

I'm very upset at how you handled this situation. The others on the council should confront you for "doing more harm than good" for the City of Baltimore.

Please reach out to me to clarify. I think we should meet and go over the bill line by line.

Thanks
Patrick Campbell
420-245-3558

Please check out the video
here: *https://www.facebook.com/BmoreAirbnbHousing/videos/2148697298752113/*

On Thu, Sep 13, 2018 at 2:13 PM, Costello, Eric <Eric.Costello@baltimorecity.gov> wrote:

Mr. Campbell,

Your campaign called for zero regulation. I did agree with other parts of it such that the tax be remitted by STR platforms and removing the cap on number of un-hosted days per year. I did NOT agree with your entire set of arguments, but to suggest that I didn't agree with ANY of it is patently false.

With respect to your petition, which is based off of the original version of the bill, and has since been heavily amended: of 825 respondents, only 581 live in the City, while 99 live elsewhere in the State, 127 live in the US outside of Maryland, 5 live outside of the US, and 13 didn't bother to fill out where the live. Several of the comments in the narrative question didn't demonstrate anything remotely close to an understanding of what the petition was even for, ranging from among the following that I have pulled out as examples:

- "Don't shot down the Airbnb !"
- "This program is so great Baltimore needs it!!"
- "Keep Airbnb small"
- "Baltimore is working class city. There are not many corporations here. We need ways to make ends meet. We need Airbnb."

This is certainly not to diminish your efforts, but to suggest that 800+ people agree with you, many of which don't even live in our City, or for that matter either didn't understand your petition at all or were simply opposed to the original 60 day cap on un-hosted stays, is pretty misleading, to say the very least.

Finally, you asked one of my staff to sign your petition and post it on his own personal social media pages, which is borderline inappropriate, and that staff member directly let you know as much immediately after he declined to sign it. To suggest that anyone on my staff said: *"Why make it easy for the hosts?"* – is simply not true. My staff would never say something like that, and further confirmed this to me when just asked.

Thanks, Eric

****

Eric T. Costello

Baltimore City Council, 11th District

(m) 443-813-1457 | (o) 410-396-4816

(e) eric.costello@baltimorecity.gov

Twitter | Facebook | Instagram

****

From: Patrick Campbell [mailto:patrick.campbell.dc@gmail.com]
Sent: Thursday, September 13, 2018 12:11 PM
To: Sneed, Shannon; Costello, Eric; City Council President; Bullock, John; Scott, Brandon; Stokes, Robert; Reisinger, Edward; Dorsey, Ryan; Johnson Jr., Samuel; Cohen, Zeke; Schleifer, Isaac; Henry, Bill (email); Clarke, Mary Pat; Burnett, Kristerfer; andrew.green@baltsun.com; jay.judge@baltsun.com; sam.davis@baltsun.com; Anne Tallent; trif.alatzas@baltsun.com; Yazdanyar, Sahand; Castagnola, Michael F.; Middleton, Sharon; iduncan@baltsun.com
Subject: 18-0189 Bill | PAY the TAX, get the FACTS | DEAD ON ARRIVAL TODAY :-(

Dear City Council et al,

Today was VERY disappointing. I had very sincere open meetings with many of you and none of my concerns were heard today. Based on our conversations, it sounded like many of you agreed with the approach and would make sure that our decisions were fact based.

All of the facts and testimony provided for the last two months was not considered or it was not agreed with by anyone on the Council. They were facts. When the amendment passed essentially shutting down all un-hosted properties except for one grandfathered in one with no discussion, my heart sank and I was completely embarrassed that our movement had NO EFFECT.

Why did you not consider my testimony and summary? Did I come on too strong? What can I do differently?

Here's what I posted in the South Federal Hill Facebook group and will try to socialize:

Councilman Eric T. Eric Costello did not agree with any of the information in five weeks of testimony for PAY the TAX. get the FACTS and over 800 signatures to slow down on heavy regulations for Airbnb in Baltimore.

Instead, Councilman Eric T. Costello got the committee to pass amendments today that will essentially shut down any new un-hosted Airbnb properties and heavily regulate the hosted ones with no accurate EVIDENCE OF ANY ISSUES particularly with the hosted ones.

Anyone in violation will be issued a misdemeanor and a $500 fine. They will have a criminal record. All hosts will have to register as a small business and get licensed and inspected and possibly collect a 6% sales tax on top of their high property taxes and any income tax. They will still have to register guests unnecessarily. No one who owns a home and has guests over for a birthday party has to register their guests. No long-term tenant in a neighborhood having parties has to register their guests. Airbnb has a registry of their guests already.

One of Eric's staff members has been quoted as saying in a meeting with me, "Why make it easy for the hosts?" This process was delivered to reign in all Airbnb investors with multiple properties while throwing all sensibly operated Airbnb hosted properties under the bus.

This is not welcoming for a city that needs to welcome folks at all economic levels. This process caters to only the wealthy in Baltimore and throws all small businesses under the bus. It is a very sad day in Baltimore.

We went unheard and unconsidered or completely disagreed with while having no facts to back up the details of the bill.

If any of you have a way to reach out and help me figure out how to mobilize. please do.

We can now consider all COUNCIL MEMBERS COMPLICIT IN THIS UNFORTUNATE PROCESS as accountable. If you do not speak up, that means you support this process.

This will end up like it did in New Orleans, you'll be held accountable based on how you voted for this bill. This bill clips a lot of income for Baltimore and makes Airbnb out as a "bad actor." The City is playing favorites when there is room for everyone.

We need at least 8 members of the council to vote NO on this bill. Is that correct?

Thanks for your patience. I'm hoping just one of you reaches out to me and can explain what happened and how to get the council as a whole NOT TO VOTE for this bill.

Thanks!

--

Patrick Campbell

410-245-3558
Please sign our petition!

PAY the TAX, get the FACTS

--

PAY the TAX, get the FACTS

--

PAY the TAX, get the FACTS

...

[Message clipped]

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PAY the TAX, get the FACTS

Johnson Jr., Samuel

From: Costello, Eric
Sent: Saturday, September 15, 2018 7:27 PM
To: Patrick Campbell
Cc: Johnson Jr., Samuel; Cohen, Zeke; andrew.green@baltsun.com; jay.judge@baltsun.com; sam.davis@baltsun.com; Anne Tallent; trif.alatzas@baltsun.com; Yazdanyar, Sahand; Castagnola, Michael F.; iduncan@baltsun.com; City Council President; City Council Members; BCYoung; Huber, Michael
Subject: RE: Please consider meeting with me to discuss some ways we can work together.
Attachments: Patrick Campbell.pdf; Please consider meeting with me to discuss some ways we can work together.; QUICK SUMMARY - Councilman Eric T Costello on COUNCIL BILL 10-189; Re: 18-0189 Bill | PAY the TAX, get the FACTS | DEAD ON ARRIVAL TODAY :-(; Re: 18-0189 Bill | PAY the TAX, get the FACTS | DEAD ON ARRIVAL TODAY :-(; 18-0189 Bill | PAY the TAX, get the FACTS | DEAD ON ARRIVAL TODAY :-(; Saw what you posted today about your Airbnb Empire crack down.; Worksession Tomorrow for COUNCIL BILL 18-1089 and PAY the TAX, get the FACTS; PAY the TAX, get the FACTS - CORRECTIONS and SUMMARY BEFORE 9/13 Worksession - BONUS VIDEO!; Re: SET EXPECTATIONS for WORKSESSION 9/13; Re: COUNCIL BILL 18-0189 FACTS ARE IN!!! Based on MARYLAND INFORMATION ACT REQUEST; COUNCIL BILL 18-0189 FACTS ARE IN!!! Based on MARYLAND INFORMATION ACT REQUEST; Re: WEEKLY SUMMARY 9/4: PAY the TAX, get the FACTS - ACTION NEEDED; SET EXPECTATIONS for WORKSESSION 9/13; WEEKLY SUMMARY 9/4: PAY the TAX, get the FACTS - ACTION NEEDED; WEEKLY SUMMARY AND PROPOSAL 8/7: PAY the TAX, get the FACTS; WEEKLY SUMMARY: PAY the TAX, get the FACTS; Baltimore Host Coalition is Trying to Silence Me; Quick Update on PAY the TAX, get the FACTS; Checking in, no cc.; THE THIRD VOICE: COUNCIL BILL 18-0189 and Pay the TAX, get the FACTS; Re: Thanks for your patience!; Thanks for your patience!; Fwd: FW: ATTORNEY CLIENT COMMUNICATION- Maryland Public Information Act Regarding COUNCIL BILL 18-0189; Re: First Reminder: REQUEST: Maryland Public Information Act Regarding COUNCIL BILL 18-0189; First Reminder: REQUEST: Maryland Public Information Act Regarding COUNCIL BILL 18-0189; REQUEST: Maryland Public Information Act Regarding COUNCIL BILL 18-0189; August 4th: Short Term Housing Bill Update COUNCIL BILL 18-0189; Re: Short Term Housing Bill Update COUNCIL BILL 18-0189; Short Term Housing Bill Update COUNCIL BILL 18-0189; Re: Facebook Host-Free Housing Re: Quick Update from Patrick Campbell - Short Term Housing Bill; Re: Quick Update from Patrick Campbell - Short Term Housing Bill; Checking In Regarding STH and My Communication with You; Re: Quick Update from Patrick Campbell - Short Term Housing Bill; Quick Update from Patrick Campbell - Short Term Housing Bill; Re: Short Term Housing Hearing; Short Term Housing Hearing

Mr. Campbell, we have already discussed this issue extensively. I have read everything you have sent me, which I have attached for your reference. In addition, I have taken the liberty of printing to PDF our Facebook messenger conversation. As I have repeatedly stated, I have read every single email, every single sentence, and every single word of what you have sent.

As I have also stated repeatedly, more times than I would like to recount – while I appreciate all of your research, after reading everything you have sent, I simply disagree with you – "listening and disagreeing" is vastly different from "not listening". It has further come to my attention that you were offering a $10 Amazon gift card to every 10th signature on your petition, since my last email communication to you, which I have also appended below, in red font, for your reference. In addition, it is my understanding from several sources that you have plans to develop an app to compete in

the short term rental hosting platform market. In my opinion, these two findings bring into question the validity of the petition as well as your intentions on this legislative matter.

The proposed ordinance along with the 18 amendments passed on Thursday are the result of extensive work over the past 21 months. This includes several dozen meetings that I, along with the Council President and both of our staffs have had with 5 City agencies, 3 short term rental hosting platforms and their representatives, over 20 hosts, at least 10 hotel owners and general managers along with their representatives, Unite Here Local 7, MD Working Families, affordable housing advocates, concerned residents, and a variety of other stakeholders. In addition, our staffs, especially Sahand Yazdanyar from my team and Kara Kunst and Michael Huber from Council President Young's team, have completed hundreds of hours of research on this issue. To say that our outreach and preparation to develop the ordinance and subsequent amendments has been anything less than sophisticated, thoughtful, extensive, and exhaustive -- would be a severe understatement.

You have stated the following (which is in the attached PDF): "It will be incredibly easy to launch any kind of campaign against your leadership for anything regarding the city council...". You are welcome to continue to add yourself to Facebook groups for neighborhoods located in the 11th District and call me a liar. However, you should know that I will consistently and aggressively rebut those statements. I will ensure that my constituents know my position and all the hard work and outreach done as described above. I will NOT be meeting with you or discussing this specific legislative matter, via any medium, any further.

-Eric

From: Costello, Eric
Sent: Thursday, September 13, 2018 2:14 PM
To: Patrick Campbell; Sneed, Shannon; City Council President; Bullock, John; Scott, Brandon; Stokes, Robert; Reisinger, Edward; Dorsey, Ryan; Johnson Jr., Samuel; Cohen, Zeke; Schleifer, Isaac; Henry, Bill (email); Clarke, Mary Pat; Burnett, Kristerfer; andrew.green@baltsun.com; jay.judge@baltsun.com; sam.davis@baltsun.com; Anne Tallent; trif.alatzas@baltsun.com; Yazdanyar, Sahand; Castagnola, Michael F.; Middleton, Sharon; iduncan@baltsun.com
Subject: RE: 18-0189 Bill | PAY the TAX, get the FACTS | DEAD ON ARRIVAL TODAY :-(

Mr. Campbell,

Your campaign called for zero regulation. I did agree with other parts of it such that the tax be remitted by STR platforms and removing the cap on number of un-hosted days per year. I did NOT agree with your entire set of arguments, but to suggest that I didn't agree with ANY of it is patently false.

With respect to your petition, which is based off of the original version of the bill, and has since been heavily amended: of 825 respondents, only 581 live in the City, while 99 live elsewhere in the State, 127 live in the US outside of Maryland, 5 live outside of the US, and 13 didn't bother to fill out where the live. Several of the comments in the narrative question didn't demonstrate anything remotely close to an understanding of what the petition was even for, ranging from among the following that I have pulled out as examples:

- "Don't shot down the Airbnb !"
- "This program is so great Baltimore needs it!!"
- "Keep Airbnb small"
- "Baltimore is working class city. There are not many corporations here. We need ways to make ends meet. We need Airbnb."

This is certainly not to diminish your efforts, but to suggest that 800+ people agree with you, many of which don't even live in our City, or for that matter either didn't understand your petition at all or were simply opposed to the original 60 day cap on un-hosted stays, is pretty misleading, to say the very least.

Finally, you asked one of my staff to sign your petition and post it on his own personal social media pages, which is borderline inappropriate, and that staff member directly let you know as much immediately after he declined to sign it.

To suggest that anyone on my staff said: *"Why make it easy for the hosts?"* – is simply not true. My staff would never say something like that, and further confirmed this to me when just asked.

Thanks, Eric

****
Eric T. Costello
Baltimore City Council, 11th District
(m) 443-813-1457 | (o) 410-396-4816
(e) eric.costello@baltimorecity.gov
Twitter | Facebook | Instagram
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(e) eric.costello@baltimorecity.gov
Twitter | Facebook | Instagram
****

From: Patrick Campbell [mailto:patrick.campbell.dc@gmail.com]
Sent: Saturday, September 15, 2018 5:47 PM
To: Costello, Eric
Cc: Sneed, Shannon; City Council President; Bullock, John; Scott, Brandon; Stokes, Robert; Reisinger, Edward; Dorsey, Ryan; Johnson Jr., Samuel; Cohen, Zeke; Schleifer, Isaac; Henry, Bill (email); Clarke, Mary Pat; Burnett, Kristerfer; andrew.green@baltsun.com; jay.judge@baltsun.com; sam.davis@baltsun.com; Anne Tallent; trif.alatzas@baltsun.com; Yazdanyar, Sahand; Castagnola, Michael F.; Middleton, Sharon; iduncan@baltsun.com
Subject: Please consider meeting with me to discuss some ways we can work together.

Councilman Costello,

Please consider working with me to discuss some ways we can work together.

Thanks!

Chairwoman Middleton,

Please add this to legislative record for Bill 10-0189.

Thanks!
--

Patrick Campbell
410-245-3558
Please sign our petition:
PAY the TAX, get the FACTS
Physician, Professional, and Profile

Johnson Jr., Samuel

From: Patrick Campbell <patrick.campbell.dc@gmail.com>
Sent: Friday, September 14, 2018 9:43 AM
To: Sneed, Shannon; Costello, Eric; City Council President; Bullock, John; Scott, Brandon; Stokes, Robert; Reisinger, Edward; Dorsey, Ryan; Johnson Jr., Samuel; Cohen, Zeke; Schleifer, Isaac; Henry, Bill (email); Clarke, Mary Pat; Burnett, Kristerfer; andrew.green@baltsun.com; jay.judge@baltsun.com; sam.davis@baltsun.com; Anne Tallent; trif.alatzas@baltsun.com; Yazdanyar, Sahand; Castagnola, Michael F.; Middleton, Sharon; iduncan@baltsun.com
Subject: QUICK SUMMARY - Councilman Eric T Costello on COUNCIL BILL 10-189

Good Morning Chairwomen Middleton,

Please add this to the legislative record for Council Bill 10-189.

Yesterday the committee passed amendments that if the bill passes will require the following:

1) Current Airbnb operators with more than two properties will no longer be able to operate a very innovative welcoming small business that serves many communities across Baltimore.

2) Current hosted Airbnb properties will now have duplicate regulation efforts in place without any evidence of problem hosted properties anywhere in the city. Instead of making it a welcoming proposition that is working well for the most part, hosted Airbnb properties that are self regulating will now have to register with the comptroller of MD as a small business and collect a 6% sales tax. This goes for any retiree or couple who just want to rent their rooms out for a few months.

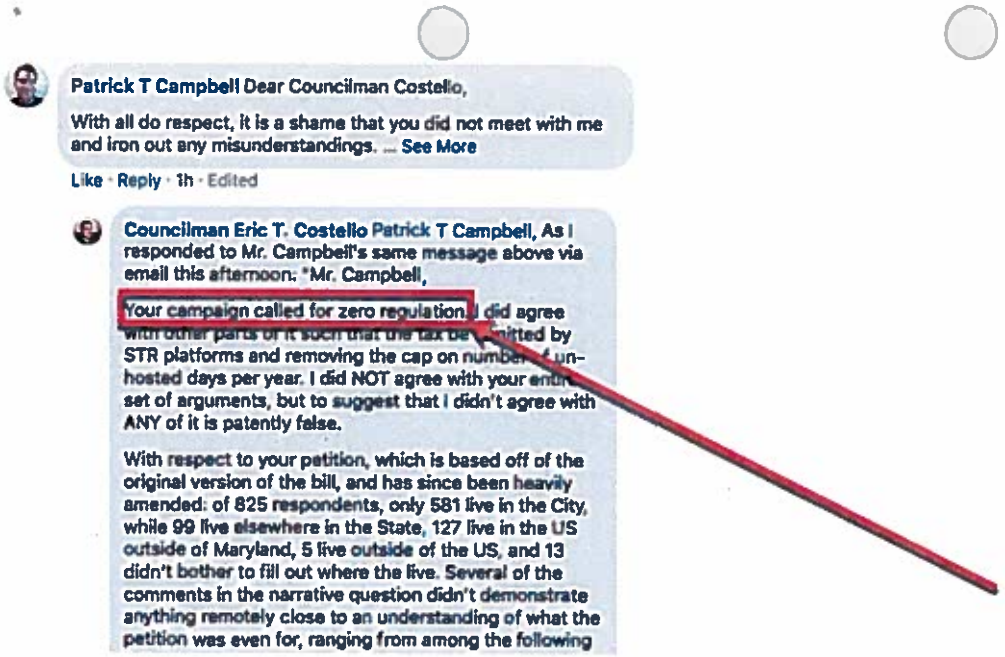
Eric T Costello spent a lot of time trying to refute the process of the PAY the TAX, get the FACTs petition instead of considering the points that were in it. He even took the time to copy paste the irrelevant comments. Let me paste this below in case you missed it yesterday:

With respect to your petition, which is based off of the original version of the bill, and has since been heavily amended: of 825 respondents, only 581 live in the City, while 99 live elsewhere in the State, 127 live in the US outside of Maryland, 5 live outside of the US, and 13 didn't bother to fill out where the live. Several of the comments in the narrative question didn't demonstrate anything remotely close to an understanding of what the petition was even for, ranging from among the following that I have pulled out as examples:

- "Don't shot down the Airbnb !"
- "This program is so great Baltimore needs it!!"
- "Keep Airbnb small"
- "Baltimore is working class city. There are not many corporations here. We need ways to make ends meet. We need Airbnb."

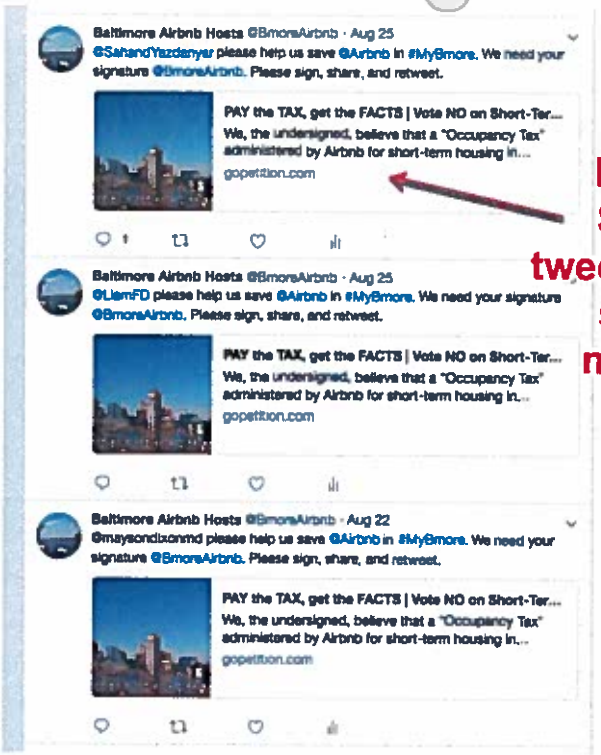
This is certainly not to diminish your efforts, but to suggest that 800+ people agree with you, many of which don't even live in our City, or for that matter either didn't understand your petition at all or were simply opposed to the original 60 day cap on un-hosted stays, is pretty misleading, to say the very least.

He then went on to lie about the contents of the proposal I submitted and part of the petition that did contain regulations and did not mention the 60-day cap. He tirelessly pasted on every social media post he could find. Here's an example of that. Why would he do that?



The night before the Worksession, he posted a false claim about the sale of the Blue Door in Butcher's hill here:

He also went ahead and attacked my character regarding a Twitter message I sent out to all suggested Twitter accounts here:



I explained to Sahand that I tweeted to everyone suggested in myTwitter feed

I had a wonderful, thoughtful, and professional conversation with Sahand yesterday. We clarified the issue with the business license requirement and the 6% tax. The rational was not to necessarily make it "easier on the hosts" but rather legislate a more accountable system of checks on the hosts. The idea is that if hosts have to take a step to license their properties, there will be fewer probable incidents of Airbnbs that are loosely managed. That does make better sense to me although we are doing that with no evidence of a big problem with hosted Airbnbs. Maybe licensing is a good policy for the small businesses that have cropped up but they will be shut down because of this bill. My opinion is that all of us should have studied this further before passing the amendments.

We also clarified that the definition of short term for 90 days was a given. We cannot change that because it is law in Baltimore. Even though other cities have shorter terms for what is consider short term like 60 days or 30 days, we would have to change that law in Baltimore. Anyone up for considering that change?

And finally regarding the criminalization of violations, let me paste here what is in the current bill:

UNDER THIS SUBTITLE IS GUILTY OF A MISDEMEANOR AND, ON CONVICTION, IS SUBJECT TO A FINE OF NOT MORE THAN $500 FOR EACH OFFENSE.

90

(B) *EACH DAY A SEPARATE OFFENSE.*

EACH DAY THAT A VIOLATION CONTINUES IS A SEPARATE OFFENSE.

It says for each offense and do we mean the housing restrictions or the tax and finance restrictions.

Don't you think that is bit excessive and opens Baltimore city to all kinds of litigation nightmares?

Respectfully yours,

Patrick Campbell

If you would to see the materials that Councilman Costello lied about on social media, here they are:

VIDEO: https://www.facebook.com/BmoreAirbnbHousing/videos/2148697298752113/

Proposal: I've highlighted in RED the REGULATIONS

Summary Plan for Short-Term Housing in Baltimore

Our PAY the TAX, get the FACTs initiative has provided much insight into Baltimore's short-term housing issue. We have hundreds of signatures on our petition with a lot of comments from constituents from local Baltimore districts as well as from concerned citizens abroad. Ref: https://www.gopetition.com/petitions/paytaxgetfacts.html

We have identified a process for Baltimore's City council to consider instead of the current COUNCIL BILL 18-0189 that has been in the works for some time with a lot of resistance. The legislative process is identified as cumbersome and confusing to many constituents across Baltimore. Many community members and Airbnb hosts who were not aware of how strict the proposed policy is were very shocked to find out about it through our recent efforts. We need more of our community involved in the process and to hear all voices.

As the current bill stands, it is not enforceable. There have been a number of issues identified related to privacy, overlap in city services, as well as the bureaucratic overhead to produce all the procedures, enforcement, and violations. Some concerned citizens and legislators across the country have referred to this type of regulation as draconian because of its strictness and the criminal violations indicated for punishment.

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Note: Any non-hosted Airbnb property must comply with the existing 18-0185 council bill as a legal rental property so there is no need for redundancy in meeting city code standards for safety and fire.

During this first year, every Airbnb property will be under scrutiny for the following issues:

- **Noise or nuisance to the community**
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If a property has two (2) or more substantiated civil and/or criminal complaints within a one-year period, the property owner will be issued a fine determined by the council.

The property will be put on a probationary period of six months to not receive any substantiated civil and/or criminal complaints.

During that time, if the property is complaint free, it will go back to a registered property with the city. If one or more complaints are substantiated, the property owner will not be allowed to host a short-term rental property in Baltimore.

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Patrick Campbell
410-245-3558
Please sign our petition:
PAY the TAX, get the FACTS
Persistent, Professional, and Prolific

Johnson Jr., Samuel

From: Patrick Campbell <patrick.campbell.dc@gmail.com>
Sent: Friday, September 14, 2018 9:43 AM
To: Sneed, Shannon; Costello, Eric; City Council President; Bullock, John; Scott, Brandon; Stokes, Robert; Reisinger, Edward; Dorsey, Ryan; Johnson Jr., Samuel; Cohen, Zeke; Schleifer, Isaac; Henry, Bill (email); Clarke, Mary Pat; Burnett, Kristerfer; andrew.green@baltsun.com; jay.judge@baltsun.com; sam.davis@baltsun.com; Anne Tallent; trif.alatzas@baltsun.com; Yazdanyar, Sahand; Castagnola, Michael F.; Middleton, Sharon; iduncan@baltsun.com
Subject: QUICK SUMMARY - Councilman Eric T Costello on COUNCIL BILL 10-189

Good Morning Chairwomen Middleton,

Please add this to the legislative record for Council Bill 10-189.

Yesterday the committee passed amendments that if the bill passes will require the following:

1) Current Airbnb operators with more than two properties will no longer be able to operate a very innovative welcoming small business that serves many communities across Baltimore.

2) Current hosted Airbnb properties will now have duplicate regulation efforts in place without any evidence of problem hosted properties anywhere in the city. Instead of making it a welcoming proposition that is working well for the most part, hosted Airbnb properties that are self regulating will now have to register with the comptroller of MD as a small business and collect a 6% sales tax. This goes for any retiree or couple who just want to rent their rooms out for a few months.

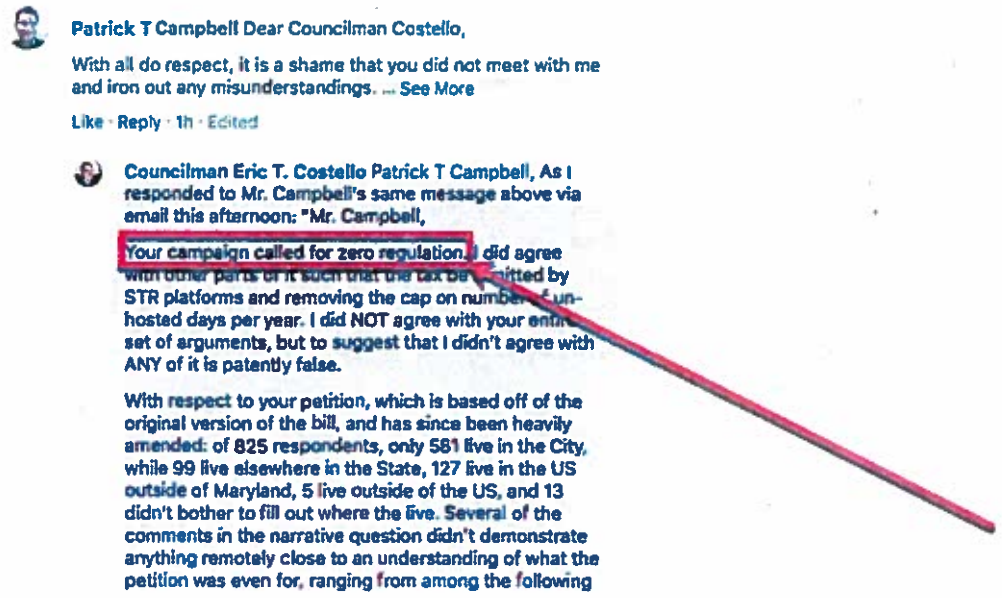
Eric T Costello spent a lot of time trying to refute the process of the PAY the TAX, get the FACTs petition instead of considering the points that were in it. He even took the time to copy paste the irrelevant comments. Let me paste this below in case you missed it yesterday:

With respect to your petition, which is based off of the original version of the bill, and has since been heavily amended: of 825 respondents, only 581 live in the City, while 99 live elsewhere in the State, 127 live in the US outside of Maryland, 5 live outside of the US, and 13 didn't bother to fill out where the live. Several of the comments in the narrative question didn't demonstrate anything remotely close to an understanding of what the petition was even for, ranging from among the following that I have pulled out as examples:

- "Don't shot down the Airbnb !"
- "This program is so great Baltimore needs it!!"
- "Keep Airbnb small"
- "Baltimore is working class city. There are not many corporations here. We need ways to make ends meet. We need Airbnb."

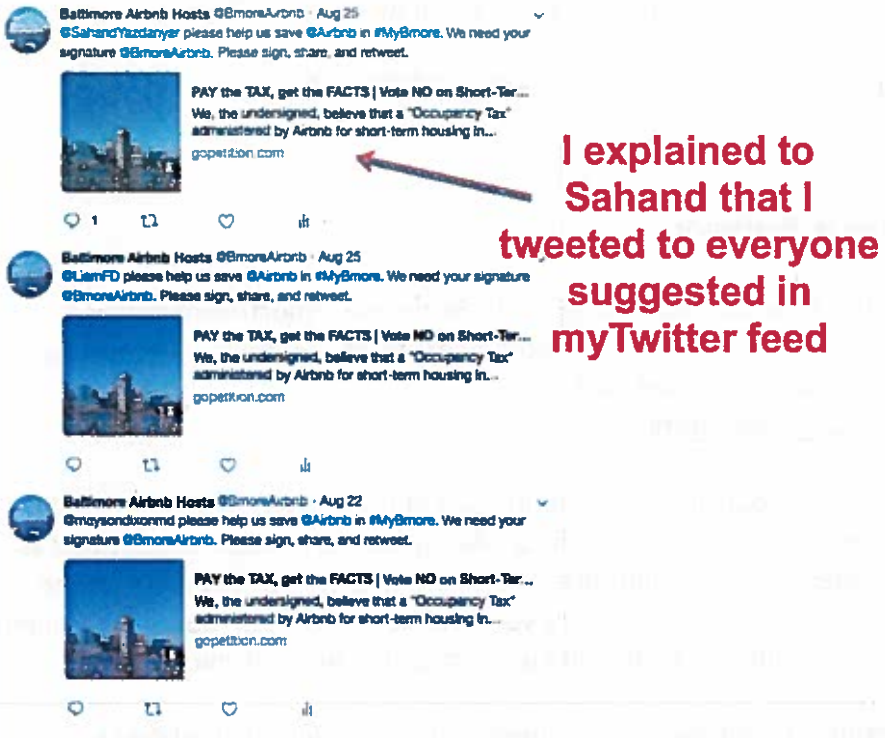
This is certainly not to diminish your efforts, but to suggest that 800+ people agree with you, many of which don't even live in our City, or for that matter either didn't understand your petition at all or were simply opposed to the original 60 day cap on un-hosted stays, is pretty misleading, to say the very least.

He then went on to lie about the contents of the proposal I submitted and part of the petition that did contain regulations and did not mention the 60-day cap. He tirelessly pasted on every social media post he could find. Here's an example of that. Why would he do that?



The night before the Worksession, he posted a false claim about the sale of the Blue Door in Butcher's hill here:

He also went ahead and attacked my character regarding a Twitter message I sent out to all suggested Twitter accounts here:



I had a wonderful, thoughtful, and professional conversation with Sahand yesterday. We clarified the issue with the business license requirement and the 6% tax. The rational was not to necessarily make it "easier on the hosts" but rather legislate a more accountable system of checks on the hosts. The idea is that if hosts have to take a step to license their properties, there will be fewer probable incidents of Airbnbs that are loosely managed. That does make better sense to me although we are doing that with no evidence of a big problem with hosted Airbnbs. Maybe licensing is a good policy for the small businesses that have cropped up but they will be shut down because of this bill. My opinion is that all of us should have studied this further before passing the amendments.

We also clarified that the definition of short term for 90 days was a given. We cannot change that because it is law in Baltimore. Even though other cities have shorter terms for what is consider short term like 60 days or 30 days, we would have to change that law in Baltimore. Anyone up for considering that change?

And finally regarding the criminalization of violations, let me paste here what is in the current bill:

UNDER THIS SUBTITLE IS GUILTY OF A MISDEMEANOR AND, ON CONVICTION, IS SUBJECT TO A FINE OF NOT MORE THAN $500 FOR EACH OFFENSE.

90

(B) *EACH DAY A SEPARATE OFFENSE.*

EACH DAY THAT A VIOLATION CONTINUES IS A SEPARATE OFFENSE.

It says for each offense and do we mean the housing restrictions or the tax and finance restrictions.

Don't you think that is bit excessive and opens Baltimore city to all kinds of litigation nightmares?

Respectfully yours,

Patrick Campbell

If you would to see the materials that Councilman Costello lied about on social media, here they are:

VIDEO: https://www.facebook.com/BmoreAirbnbHousing/videos/2148697298752113/

Proposal: I've highlighted in RED the REGULATIONS

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Our PAY the TAX, get the FACTs initiative has provided much insight into Baltimore's short-term housing issue. We have hundreds of signatures on our petition with a lot of comments from constituents from local Baltimore districts as well as from concerned citizens abroad. Ref: https://www.gopetition.com/petitions/paytaxgetfacts.html

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PAY the TAX, get the FACTS

Johnson Jr., Samuel

From:	Patrick Campbell <patrick.campbell.dc@gmail.com>
Sent:	Thursday, September 13, 2018 5:59 PM
To:	Costello, Eric
Cc:	Sneed, Shannon; City Council President; Bullock, John; Scott, Brandon; Stokes, Robert; Reisinger, Edward; Dorsey, Ryan; Johnson Jr., Samuel; Cohen, Zeke; Schleifer, Isaac; Henry, Bill (email); Clarke, Mary Pat; Burnett, Kristerfer; andrew.green@baltsun.com; jay.judge@baltsun.com; sam.davis@baltsun.com; Anne Tallent; trif.alatzas@baltsun.com; Yazdanyar, Sahand; Castagnola, Michael F.; Middleton, Sharon; iduncan@baltsun.com
Subject:	Re: 18-0189 Bill | PAY the TAX, get the FACTS | DEAD ON ARRIVAL TODAY :-(

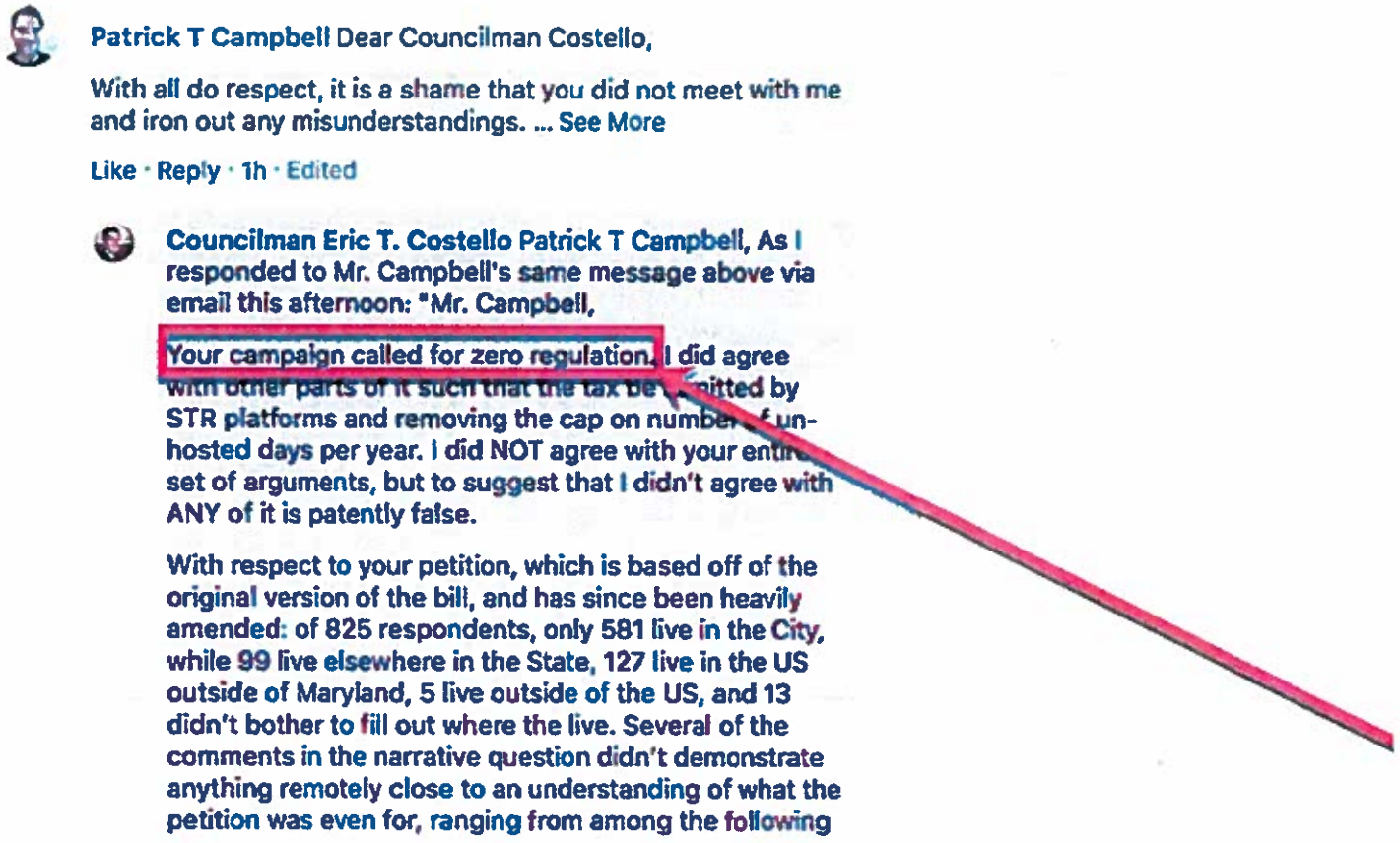
Council Members et al,

I think part of the issue is that Eric Costello did not read my Proposal or listen to the video I submitted.

He is now out on social media now posting that my campaign called for zero regulations. What is the purpose of that?

He is peddling a lie to the public.

Here it is and it has been repeated at least a dozen times: I will post my video below followed by the proposal. Please read and verify that Eric Costello is out on social media telling lies to the public.



Patrick T Campbell Dear Councilman Costello,

With all do respect, it is a shame that you did not meet with me and iron out any misunderstandings. ... See More

Like · Reply · 1h · Edited

Councilman Eric T. Costello Patrick T Campbell, As I responded to Mr. Campbell's same message above via email this afternoon: "Mr. Campbell,

Your campaign called for zero regulation. I did agree with other parts of it such that the tax be remitted by STR platforms and removing the cap on number of un-hosted days per year. I did NOT agree with your entire set of arguments, but to suggest that I didn't agree with ANY of it is patently false.

With respect to your petition, which is based off of the original version of the bill, and has since been heavily amended: of 825 respondents, only 581 live in the City, while 99 live elsewhere in the State, 127 live in the US outside of Maryland, 5 live outside of the US, and 13 didn't bother to fill out where the live. Several of the comments in the narrative question didn't demonstrate anything remotely close to an understanding of what the petition was even for, ranging from among the following

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On Thu, Sep 13, 2018 at 3:59 PM, Patrick Campbell <patrick.campbell.dc@gmail.com> wrote:

Chairwoman Middleton,

Please add this testimony for the record for Council Bill 10-0189...

Dear Councilman Costello,

With all do respect, it is a shame that you did not meet with me and iron out any misunderstandings.

Instead you are trying to throw me under the bus in front of all your colleagues and with your power instead of trying to communicate effectively.

You've shown a complete disrespect for the democratic process. A grass roots effort is going to be messy. Your analysis of the petition signatures is sophomoric and petty.

Quite frankly, you failed to address the key issues in the bill and what I discussed with you about the bill. I submitted testimony after testimony about the lack of nuisance properties in Baltimore. You have failed to demonstrate why you are supporting such a bill with NO EVIDENCE.

The evidence that you provided last night was a FALSE Narrative. The Blue Door did not sell because of Airbnb. That is a fact and you used that to manipulate the facts. It did not sell because there was waning interest in higher end properties in Baltimore because of our coverage in the news as crime ridden and the riots after Freddie Gray. It's really malpractice to cherry pick your reigning in of un-hosted Airbnb's with this example. It lacks integrity. I would know because I bought a similar property about 200 yards from the Blue Door B&B that had a similar plight. Those are FACTS.

Here's what you did not address in your process and what I wanted to discuss with you and what I submitted to the committee.

1) Misdemeanors for violations that are completely unheard of for this kind of a bill - there should be warnings and violations that help folks come into compliance.

2) You are still making everyone register with the comptroller and collect the MD 6% sales tax or did I miss something?

3) You are still requiring everyone to keep a registry of names and submit the city upon request with a license number, or did I miss something?

4) You have provided no evidence for why you have selected the days for what is considered short term housing.

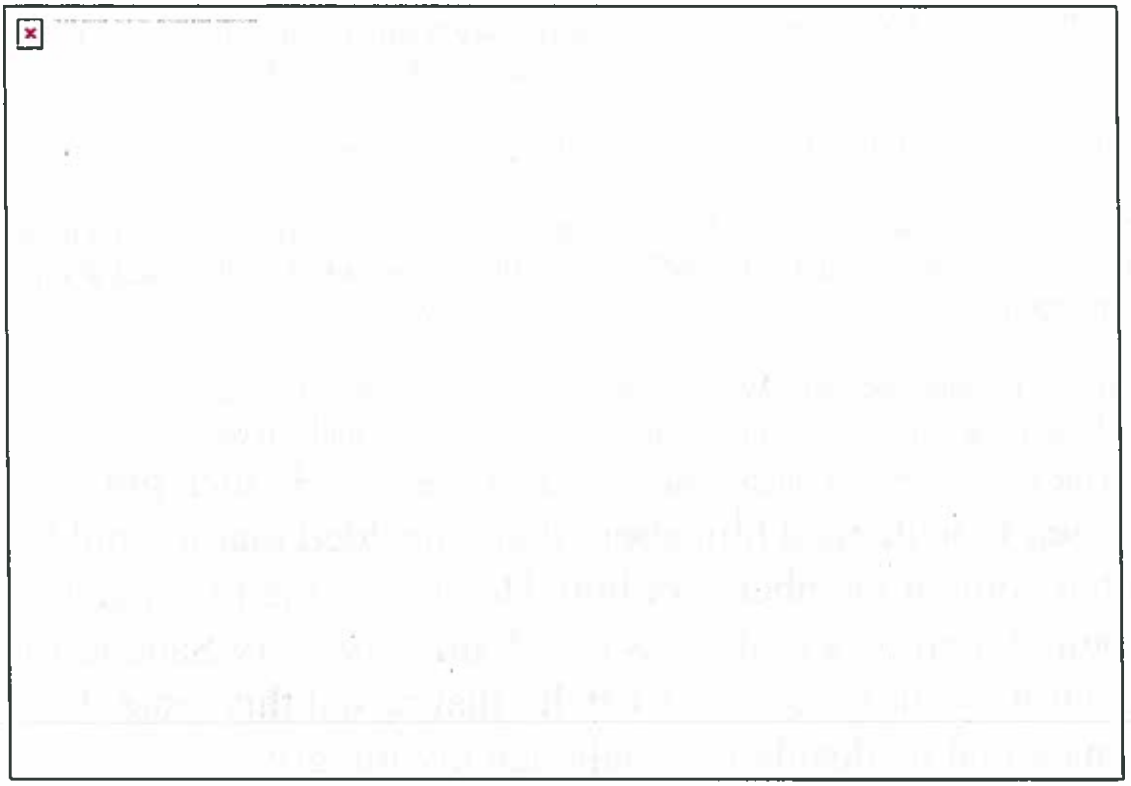
5) You have failed to consider zoning or there is no evidence that you have considered that in any of the testimony I obtained.

6) Other cities do registrations and study the issue instead of making the assumptions that you have without informing the public. We had no prior notice of the amendments. You just presented them and they passed.

YOU HAVE NOT MADE ANY ATTEMP TO WORK WITH ME AT ALL.

I tried at every corner to make myself available.

Here's the Twitter exchange for the record that you described in front of the whole council and the Baltimore Sun. It is pretty routine. Why don't you study how Twitter is used and that you can ignore tweets? You said it was, "Borderline Inappropriate"



I have no idea what is wrong with this exchange. In fact it reflects poorly on your staff member.

We discussed that "I'm good luv, enjoy" stated by him was a way to minimize my tweet, like "bye felecia." I thought that Sahand and I ironed that out. Your bringing it up here in front of the whole council is odd to me. What is your intention for doing that here?

For the record:

I spoke with Sahand after the hearing and he told me that you had not considered working with Airbnb to collect an Occupancy tax. I urged him to do so and he said he would look into it.

All of my materials for PAY the TAX, get the FACTS state that we wanted you to figure out how to have Airbnb collect the occupancy tax that was a combination of sales tax and a hotel tax.

Did you cut out the sales tax in this bill? I think it it still in there and must be collected?

I asked Sahand to respond to me time after time. I apologized to him for tweeting to him on a long list of suggested twitter accounts based on Twitter NOT ME. I thought we kind of chuckled about the whole thing but apparently not.

He never responded to my repeated requests. When I asked him about it last Thursday September 6th at 9:50 AM when I finally got him on the phone, he said to me, "Why make it easier for hosts?" He said that to me for sure. Please double and triple check with him. He then got a little frustrated when I challenged him about it and decided that it would best to talk to other council members not him. He wanted me to contact you and other council members to discuss this. I am very sorry Sahand for bringing this up but it's your boss, Eric Costello that raised this issue. I think it's unfortunate that he decided to challenge my integrity.

Why for heavens sake did you not reach out to me and explain that the new bill would clearly reflect that Airbnb would collect the occupancy tax (sales and hotel) FROM THE GUESTS. It's as if you did not read the petition or understand anything in it at all.

As of this morning, I HAD NO EVIDENCE AT ALL that you had or would strike deal for Airbnb and that is the price you pay for keeping us all in the dark instead of leading a very transparent process.

You have crossed a line as a City Council Member and you have not even protected your staff by your email to me.

In my mind, others on the City Council should ask for your complete transparency for why you failed to take into consideration any of the facts I provided. You have shepherded a bill without letting the public know the real facts. This is a shame. I know, because I gathered the facts.

I plan to post this exchange on social media channels and the media unless someone can turn this into a more constructive process.

If someone else can chime in and make this constructive I would appreciate it. I have tried to be very professional, persistent, and prolific.

I'm very upset at how you handled this situation. The others on the council should confront you for "doing more harm than good" for the City of Baltimore.

Please reach out to me to clarify. I think we should meet and go over the bill line by line.

Thanks
Patrick Campbell
420-245-3558

Please check out the video
here: *https://www.facebook.com/BmoreAirbnbHousing/videos/2148697298752113/*

On Thu, Sep 13, 2018 at 2:13 PM, Costello, Eric <Eric.Costello@baltimorecity.gov> wrote:

Mr. Campbell,

Your campaign called for zero regulation. I did agree with other parts of it such that the tax be remitted by STR platforms and removing the cap on number of un-hosted days per year. I did NOT agree with your entire set of arguments, but to suggest that I didn't agree with ANY of it is patently false.

With respect to your petition, which is based off of the original version of the bill, and has since been heavily amended: of 825 respondents, only 581 live in the City, while 99 live elsewhere in the State, 127 live in the US outside of Maryland, 5 live outside of the US, and 13 didn't bother to fill out where the live. Several of the comments in the narrative question didn't demonstrate anything remotely close to an understanding of what the petition was even for, ranging from among the following that I have pulled out as examples:

- "Don't shot down the Airbnb !"
- "This program is so great Baltimore needs it!!"
- "Keep Airbnb small"
- "Baltimore is working class city. There are not many corporations here. We need ways to make ends meet. We need Airbnb."

This is certainly not to diminish your efforts, but to suggest that 800+ people agree with you, many of which don't even live in our City, or for that matter either didn't understand your petition at all or were simply opposed to the original 60 day cap on un-hosted stays, is pretty misleading, to say the very least.

Finally, you asked one of my staff to sign your petition and post it on his own personal social media pages, which is borderline inappropriate, and that staff member directly let you know as much immediately after he declined to sign it. To suggest that anyone on my staff said: *"Why make it easy for the hosts?"* – is simply not true. My staff would never say something like that, and further confirmed this to me when just asked.

Thanks, Eric

****

Eric T. Costello

Baltimore City Council, 11th District

(m) 443-813-1457 | (o) 410-396-4816

(e) eric.costello@baltimorecity.gov

Twitter | Facebook | Instagram

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From: Patrick Campbell [mailto:patrick.campbell.dc@gmail.com]
Sent: Thursday, September 13, 2018 12:11 PM
To: Sneed, Shannon; Costello, Eric; City Council President; Bullock, John; Scott, Brandon; Stokes, Robert; Reisinger, Edward; Dorsey, Ryan; Johnson Jr., Samuel; Cohen, Zeke; Schleifer, Isaac; Henry, Bill (email); Clarke, Mary Pat; Burnett, Kristerfer; andrew.green@baltsun.com; jay.judge@baltsun.com; sam.davis@baltsun.com; Anne Tallent; trif.alatzas@baltsun.com; Yazdanyar, Sahand; Castagnola, Michael F.; Middleton, Sharon; iduncan@baltsun.com
Subject: 18-0189 Bill | PAY the TAX, get the FACTS | DEAD ON ARRIVAL TODAY :-(

Dear City Council et al,

Today was VERY disappointing. I had very sincere open meetings with many of you and none of my concerns were heard today. Based on our conversations, it sounded like many of you agreed with the approach and would make sure that our decisions were fact based.

All of the facts and testimony provided for the last two months was not considered or it was not agreed with by anyone on the Council. They were facts. When the amendment passed essentially shutting down all un-hosted properties except for one grandfathered in one with no discussion, my heart sank and I was completely embarrassed that our movement had NO EFFECT.

Why did you not consider my testimony and summary? Did I come on too strong? What can I do differently?

Here's what I posted in the South Federal Hill Facebook group and will try to socialize:

Councilman Eric T. Eric Costello did not agree with any of the information in five weeks of testimony for PAY the TAX. get the FACTS and over 800 signatures to slow down on heavy regulations for Airbnb in Baltimore.

Instead, Councilman Eric T. Costello got the committee to pass amendments today that will essentially shut down any new un-hosted Airbnb properties and heavily regulate the hosted ones with no accurate EVIDENCE OF ANY ISSUES particularly with the hosted ones.

Anyone in violation will be issued a misdemeanor and a $500 fine. They will have a criminal record. All hosts will have to register as a small business and get licensed and inspected and possibly collect a 6% sales tax on top of their high property taxes and any income tax. They will still have to register guests unnecessarily. No one who owns a home and has guests over for a birthday party has to register their guests. No long-term tenant in a neighborhood having parties has to register their guests. Airbnb has a registry of their guests already.

One of Eric's staff members has been quoted as saying in a meeting with me, "Why make it easy for the hosts?" This process was delivered to reign in all Airbnb investors with multiple properties while throwing all sensibly operated Airbnb hosted properties under the bus.

This is not welcoming for a city that needs to welcome folks at all economic levels. This process caters to only the wealthy in Baltimore and throws all small businesses under the bus. It is a very sad day in Baltimore.

We went unheard and unconsidered or completely disagreed with while having no facts to back up the details of the bill.

If any of you have a way to reach out and help me figure out how to mobilize. please do.

We can now consider all COUNCIL MEMBERS COMPLICIT IN THIS UNFORTUNATE PROCESS as accountable. If you do not speak up, that means you support this process.

This will end up like it did in New Orleans, you'll be held accountable based on how you voted for this bill. This bill clips a lot of income for Baltimore and makes Airbnb out as a "bad actor." The City is playing favorites when there is room for everyone.

We need at least 8 members of the council to vote NO on this bill. Is that correct?

Thanks for your patience. I'm hoping just one of you reaches out to me and can explain what happened and how to get the council as a whole NOT TO VOTE for this bill.

Thanks!

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PAY the TAX, get the FACTS

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PAY the TAX, get the FACTS

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PAY the TAX, get the FACTS

JUL 20TH, 10:26PM

Hi Eric, I'm curious to know what perspective you have now after the testimony on Thursday. What are your thoughts about moving forward with the tax first and then doing some more study about the other issues?

Councilman Eric T. Costello

Thank you for reaching out. I plan to respond to you shortly. For constituent requests, please email me at: eric.costello@baltimorecity.gov or call the office at: 410-396-4816 for a quicker response. Thanks, Eric

JUL 24TH, 6:48PM

Councilman Eric T. Costello

Patrick, I will circle back with more over email, hopefully in the coming days. In short, while I appreciate what you are proposing, I am not willing to consider doing a tax without appropriate regulations.

JUL 24TH, 10:46PM

Thanks for your response. Can you describe what specific issues and what neighborhoods will be fixed by the regulations? How many incidents have occurred regarding transient hotels that were run by Airbnb hosts? Is it isolated to a specific Baltimore neighborhood or did they occur across multiple neighborhoods? Thanks!

JUL 25TH, 12:06AM

Councilman Eric T. Costello

Patrick, I will be in touch with a lengthy message over email very soon with respect to a number of issues and questions raised about the legislation to everyone who has contacted me, including those who support and oppose the bill in its current form. I will note that there will be amendments which I will be proposing to the bill. That said, at this time I am tied up getting caught up on constituent case work, which is my top priority. I will be in touch soon. Thank you for your patience.

JUL 25TH, 7:24AM

Good morning. Thanks for this clarification. Please include specific details about the current issue. Where specifically are the transient hotels occurring? How many of them are now a nuisance and what have we done to address them? Is this issue more concerning in some neighborhood vs another? Throughout all of this process, we have not heard that much other than the one residence near the stadiums during the testimony. We don't have comprehensive data about what is happening in Baltimore. I truly hope this helps so that we can go forward with a proposal for the right regulations that match the needs of Baltimore without introducing unintended consequences. I would love to have a conversation with you any time. Should I try to set up an appointment with your office? Thanks!

JUL 25TH, 7:35PM

Hi Eric, I know you are busy. I'm not a member of your district but would like to schedule a meeting to talk with you more about this issue. I want my questions to you to also be a part of the public record. Please let me know how to accomplish that. Thank you very much!

AUG 4TH, 7:39AM

Thanks to everyone for engaging in our petition -- now with the slogan -- "PAY the TAX, get the FACTS"

This is what we have discovered so far:

* Most neighbors are fine with Airbnb in general as a good alternative for visitors and short-term residents for internships and other stays for work or for transitioning to Baltimore.

* Some neighbors have concerns for "host-free" rentals in some neighborhoods where they believe that it might not be safe for the guests and the hosts are hard to contact.

* Most neighbors agree that if there is a 9.5% hotel tax, Airbnb should collect it from the guests and not the hosts, the same way that hotels do now.

* Many neighbors believe that "host-free" properties should be regulated the same as any other rental properties.

* Most neighbors agree that Airbnb rentals where the host lives with the guests is an extremely positive experience that promotes Baltimore in ways that would not occur otherwise.

* Many neighbors agree that the Airbnb rentals where the host lives with the guests should not be regulated the same as "host-free" rentals.

* Some neighbors mentioned the displacement of long-term rentals from Airbnb rentals but were only able to cite other cities where they heard that was occurring but not in Baltimore.

Any and all feedback is welcome. We need the facts. We'll pay the tax!!!

Here's the petition - sign and share and post comments so we can glean more information about the specific issues in Baltimore:
https://www.gopetition.com/petitions/vote-no-on-short-term-housing-bill.html

Vote NO on Short-Term Housing Bill Regulations and Yes to Tax
We, the undersigned, believe that a hotel tax administered by Airbnb for short-term housing in…
gopetition.com

AUG 4TH, 11:45AM

I see that you or someone on your team has read this message. Let's keep this process open, constructive, and light-hearted where possible. Whoever says something funny or sarcastic first wins. Also please provide any suggestions you have for creating a win for the city, where the hotel lobby is happy, our neighbors are happy, and small businesses are happy. We need to find ways to unite our great city and welcome the diverse needs of each neighborhood. Folks are pitted against each other without the facts. Truly hope this helps and we can work together. Thanks.
PS. Was thinking of going to a seafood disco this weekend.....but did not want to pull a mussel

WED 11:43PM

I am so disappointed that you have not taken into account the testimony I have submitted since the hearing. This is incredibly frustrating. I am very upset.

We plan on fact checking your claim about the Blue Door or you support of their claim in the Baltimore Sun. This is awful. This is the time when local government should be more responsive.

Councilman Eric T. Costello

I have taken into account your dozens of emails. Thank you.

No you have not otherwise I would know that you have. You have thrown all owner-occupied Aribnb's under the bus with your approach.
Philadelphia does not even require owner-occuppied Aibnbs to register if they have just occasional stays.
You have been hell bent on restricting the multiple-property owners with no attention to the owner-occupied rentals at all.

Councilman Eric T. Costello

Patrick, this is not Philadelphia, it is Baltimore. I could rattle off a litany of cities with far more restrictive regulations that what was originally proposed, which I have stated explicitly I am willing to move on.

They are now getting backlash. You cannot not states one city with less restictions. you have criminal offenses in your bill. that is why we need to talk.
i don't think you understand what the grass roots folks are saying.
Why are you making is so difficult for owner-occupied Airbnb hosts?

In the end, I want to work with you not against you. That is why this is so incredibly disappointing. I thought i could help you with facts..

Councilman Eric T. Costello

Patrick, in the end, you are trying to convince me of your position, that benefits your financial interests and personal situation. I am trying to find balance amongst a group of 7 or 8 stakeholders here.

I totally understand that and why I want you to make a fact-based decision. If the Airbnb properties that are unhosted are restricted. I will get a windfall in my primary Airbnb so that using that as defense against the incredible number of facts I've gathered loses steam. I took John Kasich's advice and instead of complaining about Trump and national politics do something personal, relevant and local. To be transparent, I make about 150k per year in software engineering and claim a loss on all my rental properties and Airbnb. It is a hoppy of mine. I am actually representing what I call the 3rd voice and you will see us tomorrow. I have spent well over $2000 of my own money getting the message out and I will spend a lot more if I have to. it's a matter of integrity for me not money.

hoppy = hobby ... I hope you trust me now and are willing to look at all the facts that are part of the testimony. I have found out so much information. I think if you do a fact-based approach and present it that way, you'll go much further.

Our effort has gotten the same amount of support in 5 weeks that it took the Host coalition 9 months. We both have the same amount of signatures now and we
https://www.gopetition.com/petitions/paytaxgetfacts.html

PAY the TAX, get the FACTS | Vote NO on Short-Term Housing Bill Regulations and YES on Tax Revenue
We, the undersigned, believe that a "Occupancy Tax" administered by Airbnb for short-term housing in…
gopetition.com

're growing.
If you haven't seen the video that a local freelance videographer did, here it is:
https://www.facebook.com/BmoreAirbnbHousing/videos/2148697298752113/

Unmute

Baltimore's Airbnb Housing for Guests added a new video: Baltimore Airbnb | PAY the TAX, get the FACTS.
Join us in helping the Baltimore City Council partner with Airbnb and other short-term rental platforms to PAY the TAX, get the FACTS. We're on the verge of getting this right for Baltimore to legislate for all. Sign and voice your opinions from this link: https://www.gopetition.com/petitions/paytaxgetfacts.html Concerning COUNCIL BILL 18-0189: https://bit.ly/2NtMFkg
Baltimore's Airbnb Housing for Guests

It now has over 5000 views! Would be great if you embraced this one way or another.

THU 1:21PM

The irony today is that today's version of the bill will heavily benefit me. I will have my hosted property, one unhosted and then I will just convert my two condos to corporate rentals through Craigslist and all my prices will most likely go up so that it could b a windfall for me. This is a sad day for Baltimore and small businesses. I really wished that we could have worked together and done something much more sensible than what happened today.

THU 5:44PM

Apparently you did not read my proposal.
The petition was deemed invalid, my bad. Here's my proposal that does have registrations and eventually regulations:
Summary Plan for Short-Term Housing in Baltimore

Our PAY the TAX, get the FACTs initiative has provided much insight into Baltimore's short-term housing issue. We have hundreds of signatures on our petition with a lot of comments from constituents from local Baltimore districts as well as from concerned citizens abroad.

We have identified a process for Baltimore's City council to consider instead of the current COUNCIL BILL 18-0189 that has been in the works for some time with a lot of resistance. The legislative processes are identified as cumbersome and confusing to many constituents across Baltimore. Many community members and Airbnb hosts are not even aware of how the strict the proposed policy is unless they have followed the City Council very closely.

As the current bill stands now, it is not enforceable. There have been a number of issues identified related to privacy, overlap in city services, as well as the bureaucratic overhead to produce all the procedures, enforcement, and violations, which some have referred to as draconian with criminal violations for punishment.

This summary is intended to be a starter for more sensible regulations and community collaboration for the Baltimore City Council to consider instead of COUNCIL BILL 18-0189 with the following sections:

Potential Issues Facing Airbnb and other Short-Term Housing in Baltimore
Goals for Baltimore as a Community to Address the Potential Issues
Phase 1 – Collect the Revenue - Immediately
Phase 2 – Control of Noise and Nuisance
Phase 3 – Implementation of STH Zoning Restrictions

Potential Issues Facing Airbnb and other Short-Term Housing in Baltimore:

Lost revenue for the city that is typically captured by occupancy and sales tax

Lack of oversight in the event of a specific issue related to health, safety, or noise
Neighborhood density for parking and other shared resources like trash and recycling collection
Reduction in affordable inventory of long-term housing for service workers
Increasing real estate values in desirable neighborhoods for first-time buyers

Goals for Baltimore as a Community to Address the Potential Issues

Demonstrate to all constituencies that Baltimore is addressing its short-term housing issues with a balanced and thoughtful process that is welcoming of feedback and does not denigrate any specific constituents as bad actors
Prioritize tourism and pride in a revitalized Baltimore with a welcoming atmosphere that embraces innovation of its community members and attracts investments from multiple types of investors who have integrity for the best interest for all Baltimore citizens
Provide as many options for visitors, tourists, and professionals for housing to fit evolving needs without favoritism for any one provider and with fairness and a positive influence on any neighborhood and make the legislative process ongoing rather than definitive
Serve as a flagship model for an urban legislative process that embraces innovation, new technologies, and a spirit of cooperation and neighborliness instead of regulatory oversight and hard-to-enforce criminal violations

Phase 1 – Collect the Revenue – Immediately

Work with Airbnb to establish a mandatory occupancy tax collected from all guests that is typically a sales tax and a local fee for use, such as a room tax or hotel tax.

Phase 2 – Registration and Control of Noise and Nuisance

Begin registration process for all Airbnb dwellings with a 100% compliance goal by end of Q4 2018 with a registration fee to be determined, likely $100 per dwelling.

Registration requires that each dwelling must identify:
Property owner whether an individual, group, or LLC for each dwelling
Hosted or non-hosted for entire length of stay
Indicate the number of Airbnb or short-term housing contracts available for each dwelling (e.g., a hosted dwelling might have separate private rooms, each with its own listing). In the case of an un-hosted dwelling, more than one contract per whole-home rental is not advised but must be indicated for this first year.

Registration will include a set of guidelines for responsible hosting that the hosts must read and acknowledge with a signature. This will include informing the neighbors of a contact number and hosting only for the immediate guests to avoid unwanted parties or events that could be disturbing to other residents in the neighborhood.

Note: Any non-hosted Airbnb property must comply with the existing 18-0185 council bill as a legal rental property so there is no need for redundancy in meeting city code standards for safety and fire.

During this first year, every Airbnb property will be under scrutiny for the following issues:

Noise or nuisance to the community
Unavailable parking spaces where applicable

If a property has two (2) or more substantiated civil and/or criminal complaints within a one-year period, the property owner will be issued a fine of $500.

The property will be put on a probationary period of six months to not receive any substantiated civil and/or criminal complaints.

During that time, if the property is complaint free, it will go back to a registered property with the city. If one or more complaints are substantiated, the property owner will not be allowed to host a short-term rental property in Baltimore.

Phase 3 – Implementation of STH Zoning restrictions

After the first year of this identification and enforcement policy, the council will consider the following:

Reduction in affordable inventory of long-term housing for service workers

Increasing real estate values in desirable neighborhoods for first-time buyers

Where these issues are identified, new zoning will be implemented to restrict the number of short-term housing inventory for these geographical areas.

During Phase 3, other potential issues will surface and need to be addressed in a similar fashion. The process of managing STH issues in Baltimore will be ongoing rather than definitive from one bill that could become outdated and unenforceable.

THU 8:55PM

The more I read what you wrote it is just more evidence that you did not read my proposal. It is shameful. You said straight to my face that you considered my testimony and then lied about it to the public. Everything is in plain sight for everyone to see. The are facts

THU 10:38PM

These are the facts.

It will be incredibly easy to launch any kind of campaign against your leadership for anything regarding the city council by just quoting what you have stated publicly and then backing it up with facts and the way that you lied your way through your interaction with me. You know I have the resources to address this and I will do it unless you reach out to me and have a constructive dialogue. Talk to Sahand. We had a great professional dialogue that you are not capable of having as far as I can tell. I told him that I am fighting for something greater than myself. I will benefit by your amendments and bill but you did not provide the professional courtesy of even considering my efforts. You mischaracterized them as self serving and that I wanted to lift the 60 day cap and to have zero regulations. I did not have either or those aspects in my proposal or all the testimony I provided. You did not even consider my proposal. You looked me straight in the face today and said you considered my testimony but the fact do not show that you did. it's all on the record. Instead you took the time to discredit the petition that was only designed to get your attention to cooperate with constituents in the all of the city. You had a very petty analysis instead of considering the intent of the petition. I was championed by so many people you blatantly ignored all of my efforts. You should be happy to have someone who is able to look at objective data and make an informed decision. Ask Sahand how I was to articulate the density of un-hosted rentals regardless of who owns them. You're missing out on a great opportunity and I will hold you accountable every step of the way unless you can prove otherwise. It's a matter of integrity for me and fighting for a cause greater than myself.

FRI 10:15AM

Another interesting irony. Now that the petition has been rendered useless, I have a lot more time. I spent an hour or so every day on it.
My intention was a lighthearted opener
Did you get a chance to review the proposal yet. I still think we could work together if you want.

Councilman Eric T. Costello

Yes. I have reviewed everything you have sent. I simply disagree. This ordinance will include regulations, licensing, taxing, and penalties for non-compliance. I do not agree with a three phased approach.

Fair enough, do you have evidence that a three-phase approach will be detrimental vs the form you have now? What evidence do you have that your process will be better than doing this in stages. Analogous to software releases, we used to deliver one or possibly two releases a year with pent up demand for certain features, the software was released and then there were a lot of unidentified issues that cropped up with stress testing the system. Then there would have to be a lot of patch releases and trouble tickets submitted and prioritized. That is how I view this process. Now that there's a lot more technology and innovation, folks are doing things differently on purpose. We should take advantage of this too in my opinion. Software now comes in agile or continuous delivery modes. Features are released on a smaller scale. At every stage of the delivery the product that is out there has unanimous support as a "minimum viable product" mvp. Other cities have done that and I think we're really missing the boat here. Legislation should be more continuous. The reason that this has taken so long, again can be compared to the software

model. You are trying to meet the needs of all constituents in one pent up bill. You could develop a "roadmap" to success by adopting an incremental approach with stages and regulations at every step of the way. I hope that makes sense and every single constituent who I talked to seriously including Mayor Pugh thought is was a great approach. We could be the "blue ribbon" city that finally addresses this issue properly. I hope I don't have an "I told you so" moment when things go south as they have in other cities. Please consider this one more time and demonstrate to me that you have gotten real input for this approach by having a stakeholder meeting that puts this process out there as a viable alternative instead of what you have been doing. Deal? Will you at least have a meeting with me and your team of stakeholders to discuss this option. Maybe we could record it live?

You could have a consuting firm help to shepherd the process so the public perception is better than what it is now. The key to this approach is having the real data acknowledged and considered. Too many of us have access to the data so holding folks accountable is easier.

4:20PM

I can go line by line with you forever. Every single point because I have the facts and proof. All documented and part of the public record.
"No justice, no peace" again just trying for another light-hearted opener
I'm not a bad person. I just have lots of facts that you did demonstrate that you considered at all. You just said, "I don't agree"

Councilman Eric T. Costello

Mr. Campbell. I am going to say this to you respectfully, for the very last time: I have read everything you have emailed me, every last sentence.

You have not demonstrated that you have or considered it and then lied about it. That is a fact. Check out what Kelly Ann Richmond is concerned about. Face it, you said publicly that my email regurgited the same things. THAT IS NOT TRUE, respectfully, and if you would have read them, you would know that. FACT!
I HAD NEW INSIGHTS IN EACHH ONE OF THEM
I would be much easier if you would meet with me and go over everything. Perhaps would would agree on some things.
You went out and peddled the whole thing about the 60-day cap and I did not mention that anywhere in my proposal
I hope the silence means that you are now reading the 30,000 emails that I sent. "Russia, If you're listening" LOL

Did you have me removed from South Federal Hill group?
You were getting some positive comments there

You are off the rails sir. Why do you lie and realize that you are trying to spend more time discounting my testimony than reading the contents. That is really low
You will not take the time to figure out the message
Will you meet with me now?
I will stand down on all fronts if you you have dialogue
It will be a real win for you and the city if you coop some aspects of the research that i have done
Is that too much to ask? That is all I've been asking for the whole time and I apologize for anything that has made you feel uncomfortable

Councilman Eric T. Costello

Mr. Campbell, I have stated my position to you repeatedly. I simply do not agree with your position. I am no longer responding to these messages, as I have 47,000 other constituents with needs in my District which I must attend to.

You have not shared my position with anyone. You have not demonstrated that you considered the ideas with your stakeholders. That is what I want. I want you to prove that or have a meeting with me to iron out the details. That is all. A flat disagreement is a lack of duty in my mind. It speaks to your leadership. Cooping with me will help you in the long run. I promise.

You have already proven that you have no idea what is in the emails I sent to you or the council. Most of the council members did not read them either.
You make is sound like you are victim in this somehow with your 47,000 constituents.
Do you realize that only on Tuesday I was told that I would not be providing any input to the Worksession.
I went almost five weeks thinking that I would have your attention.

Johnson Jr., Samuel

From: Costello, Eric
Sent: Thursday, September 13, 2018 2:14 PM
To: Patrick Campbell; Sneed, Shannon; City Council President; Bullock, John; Scott, Brandon; Stokes, Robert; Reisinger, Edward; Dorsey, Ryan; Johnson Jr., Samuel; Cohen, Zeke; Schleifer, Isaac; Henry, Bill (email); Clarke, Mary Pat; Burnett, Kristerfer; andrew.green@baltsun.com; jay.judge@baltsun.com; sam.davis@baltsun.com; Anne Tallent; trif.alatzas@baltsun.com; Yazdanyar, Sahand; Castagnola, Michael F.; Middleton, Sharon; iduncan@baltsun.com
Subject: RE: 18-0189 Bill | PAY the TAX, get the FACTS | DEAD ON ARRIVAL TODAY :-(

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With respect to your petition, which is based off of the original version of the bill, and has since been heavily amended: of 825 respondents, only 581 live in the City, while 99 live elsewhere in the State, 127 live in the US outside of Maryland, 5 live outside of the US, and 13 didn't bother to fill out where the live. Several of the comments in the narrative question didn't demonstrate anything remotely close to an understanding of what the petition was even for, ranging from among the following that I have pulled out as examples:

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This is certainly not to diminish your efforts, but to suggest that 800+ people agree with you, many of which don't even live in our City, or for that matter either didn't understand your petition at all or were simply opposed to the original 60 day cap on un-hosted stays, is pretty misleading, to say the very least.

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Thanks, Eric

****

Eric T. Costello
Baltimore City Council, 11th District
(m) 443-813-1457 | (o) 410-396-4816
(e) eric.costello@baltimorecity.gov
Twitter | Facebook | Instagram

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Sent: Thursday, September 13, 2018 12:11 PM

To: Sneed, Shannon; Costello, Eric; City Council President; Bullock, John; Scott, Brandon; Stokes, Robert; Reisinger, Edward; Dorsey, Ryan; Johnson Jr., Samuel; Cohen, Zeke; Schleifer, Isaac; Henry, Bill (email); Clarke, Mary Pat; Burnett, Kristerfer; andrew.green@baltsun.com; jay.judge@baltsun.com; sam.davis@baltsun.com; Anne Tallent; trif.alatzas@baltsun.com; Yazdanyar, Sahand; Castagnola, Michael F.; Middleton, Sharon; iduncan@baltsun.com
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We went unheard and unconsidered or completely disagreed with while having no facts to back up the details of the bill.

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We need at least 8 members of the council to vote NO on this bill. Is that correct?

Thanks for your patience. I'm hoping just one of you reaches out to me and can explain what happened and how to get the council as a whole NOT TO VOTE for this bill.

Thanks!
--

Patrick Campbell
410-245-3558
Please sign our petition:
PAY the TAX, get the FACTS
Persistent, Professional, and Prolific

Baltimore City Council
Taxation, Finance and Economic Development Committee
Short-Term Residential Rentals – Regulation and Taxation
Council Bill 18-0189
Notes for Working Group September 13, 2018
Roxie Herbekian, President of UNITE HERE Local 7

During the July 13, 2018 committee hearing on Bill 18-0189. Unite Here Local 7 testified that the lack of regulation over short-term residential rentals is having the following effects on our City:

1) **Diminished work opportunity** for hotel workers, particularly housekeepers who are overwhelmingly women of color.
2) Rental units that could be available for **housing** are being removed from the market and turned into hotel rooms, this is pushing up rents. Most of our members rent and are already feeling the pressure of rising monthly rents and fear being priced out of the city.
3) **Loss of revenue to the city**, because the short term residential rentals are operating as hotels but not paying the hotel tax.

We would like to see the Bill strengthened in a six areas:

1. The **definition of Permanent Residence**. The current Bill say 180 days annually. This opens the door for someone claiming the residence but not actually living there. We would like see 270 days.

2. Unhosted Rentals. **No Plus One.** The Bill allows someone to engage in short term residential rentals in their home and one additional dwelling. This will only serve to perpetuate the problems that the legislation seeks to address. We would like the see the allowance of the additional Unhosted dwelling stricken from the Bill. This appears in a few different sections of the legislation.
3. The **number of days** that a residence can be booked for a short-term residence. Reduce the number of days to 60 days per year.

4. **Reporting and regulation**. This is very important because there has to be a way to enforce the regulations and apply the penalties when appropriate. The reporting requirement should be strengthened by having the platform and the host submit the report to the Department of Finance not simply keep their own records. These reports should be available to the public. We also suggest, that for the privacy of the transient guest that the name and address of the guest not be included in the report but rather require that it be made available if requested by the City for verification purposes. There are some other areas where enforcement can be strengthen in the section of denial, suspension and revocation of license. Platform and host should be cited specifically.

5. Under the section on the **Hotel Room Tax**. It appears to have a loop hole for a **short term residential unit that has sleeping accommodation for five persons or less** that needs to be closed. In the section under Collection platform and host also identified, not just hotels.

6. Lastly on the **destination of money collected** by the city in the form of a tax on short term residential rentals, We would like this see this money go into the **Baltimore Affordable Housing Trust Fund** to address the growing problem of permanently affordable housing in our city.

Johnson Jr., Samuel

From:	Patrick Campbell <patrick.campbell.dc@gmail.com>
Sent:	Thursday, September 13, 2018 3:59 PM
To:	Costello, Eric
Cc:	Sneed, Shannon; City Council President; Bullock, John; Scott, Brandon; Stokes, Robert; Reisinger, Edward; Dorsey, Ryan; Johnson Jr., Samuel; Cohen, Zeke; Schleifer, Isaac; Henry, Bill (email); Clarke, Mary Pat; Burnett, Kristerfer; andrew.green@baltsun.com; jay.judge@baltsun.com; sam.davis@baltsun.com; Anne Tallent; trif.alatzas@baltsun.com; Yazdanyar, Sahand; Castagnola, Michael F.; Middleton, Sharon; iduncan@baltsun.com
Subject:	Re: 18-0189 Bill | PAY the TAX, get the FACTS | DEAD ON ARRIVAL TODAY :-(

Chairwoman Middleton,

Please add this testimony for the record for Council Bill 10-0189...

Dear Councilman Costello,

With all do respect, it is a shame that you did not meet with me and iron out any misunderstandings.

Instead you are trying to throw me under the bus in front of all your colleagues and with your power instead of trying to communicate effectively.

You've shown a complete disrespect for the democratic process. A grass roots effort is going to be messy. Your analysis of the petition signatures is sophomoric and petty.

Quite frankly, you failed to address the key issues in the bill and what I discussed with you about the bill. I submitted testimony after testimony about the lack of nuisance properties in Baltimore. You have failed to demonstrate why you are supporting such a bill with NO EVIDENCE.

The evidence that you provided last night was a FALSE Narrative. The Blue Door did not sell because of Airbnb. That is a fact and you used that to manipulate the facts. It did not sell because there was waning interest in higher end properties in Baltimore because of our coverage in the news as crime ridden and the riots after Freddie Gray. It's really malpractice to cherry pick your reigning in of un-hosted Airbnb's with this example. It lacks integrity. I would know because I bought a similar property about 200 yards from the Blue Door B&B that had a similar plight. Those are FACTS.

Here's what you did not address in your process and what I wanted to discuss with you and what I submitted to the committee.

1) Misdemeanors for violations that are completely unheard of for this kind of a bill - there should be warnings and violations that help folks come into compliance.

2) You are still making everyone register with the comptroller and collect the MD 6% sales tax or did I miss something?

3) You are still requiring everyone to keep a registry of names and submit the city upon request with a license number, or did I miss something?

4) You have provided no evidence for why you have selected the days for what is considered short term housing.

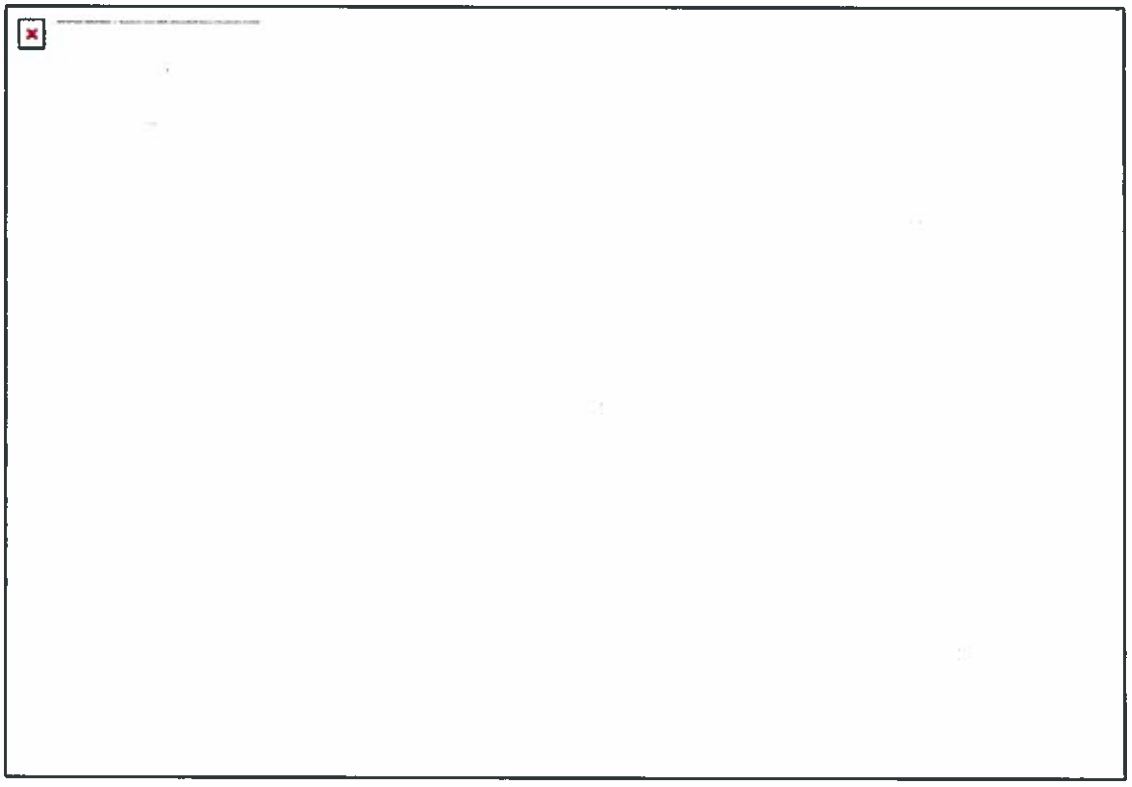
5) You have failed to consider zoning or there is no evidence that you have considered that in any of the testimony I obtained.

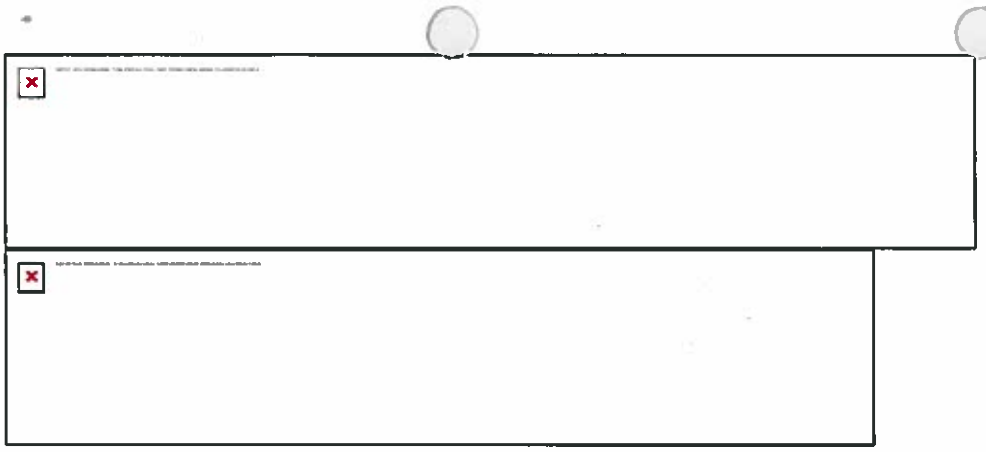
6) Other cities do registrations and study the issue instead of making the assumptions that you have without informing the public. We had no prior notice of the amendments. You just presented them and they passed.

YOU HAVE NOT MADE ANY ATTEMP TO WORK WITH ME AT ALL.

I tried at every corner to make myself available.

Here's the Twitter exchange for the record that you described in front of the whole council and the Baltimore Sun. It is pretty routine. Why don't you study how Twitter is used and that you can ignore tweets? You said it was, "Borderline Inappropriate"





I have no idea what is wrong with this exchange. In fact it reflects poorly on your staff member.

We discussed that "I'm good luv, enjoy" stated by him was a way to minimize my tweet, like "bye felecia." I thought that Sahand and I ironed that out. Your bringing it up here in front of the whole council is odd to me. What is your intention for doing that here?

For the record:

I spoke with Sahand after the hearing and he told me that you had not considered working with Airbnb to collect an Occupancy tax. I urged him to do so and he said he would look into it.

All of my materials for PAY the TAX, get the FACTS state that we wanted you to figure out how to have Airbnb collect the occupancy tax that was a combination of sales tax and a hotel tax.

Did you cut out the sales tax in this bill? I think it it still in there and must be collected?

I asked Sahand to respond to me time after time. I apologized to him for tweeting to him on a long list of suggested twitter accounts based on Twitter NOT ME. I thought we kind of chuckled about the whole thing but apparently not.

He never responded to my repeated requests. When I asked him about it last Thursday September 6th at 9:50 AM when I finally got him on the phone, he said to me, "Why make it easier for hosts?" He said that to me for sure. Please double and triple check with him. He then got a little frustrated when I challenged him about it and decided that it would best to talk to other council members not him. He wanted me to contact you and other council members to discuss this. I am very sorry Sahand for bringing this up but it's your boss, Eric Costello that raised this issue. I think it's unfortunate that he decided to challenge my integrity.

Why for heavens sake did you not reach out to me and explain that the new bill would clearly reflect that Airbnb would collect the occupancy tax (sales and hotel) FROM THE GUESTS. It's as if you did not read the petition or understand anything in it at all.

As of this morning, I HAD NO EVIDENCE AT ALL that you had or would strike deal for Airbnb and that is the price you pay for keeping us all in the dark instead of leading a very transparent process.

You have crossed a line as a City Council Member and you have not even protected your staff by your email to me.

In my mind, others on the City Council should ask for your complete transparency for why you failed to take into consideration any of the facts I provided. You have shepherded a bill without letting the public know the real facts. This is a shame. I know, because I gathered the facts.

I plan to post this exchange on social media channels and the media unless someone can turn this into a more constructive process.

If someone else can chime in and make this constructive I would appreciate it. I have tried to be very professional, persistent, and prolific.

I'm very upset at how you handled this situation. The others on the council should confront you for "doing more harm than good" for the City of Baltimore.

Please reach out to me to clarify. I think we should meet and go over the bill line by line.

Thanks
Patrick Campbell
420-245-3558

Please check out the video
here: *https://www.facebook.com/BmoreAirbnbHousing/videos/2148697298752113/*

On Thu, Sep 13, 2018 at 2:13 PM, Costello, Eric <Eric.Costello@baltimorecity.gov> wrote:

Mr. Campbell,

Your campaign called for zero regulation. I did agree with other parts of it such that the tax be remitted by STR platforms and removing the cap on number of un-hosted days per year. I did NOT agree with your entire set of arguments, but to suggest that I didn't agree with ANY of it is patently false.

With respect to your petition, which is based off of the original version of the bill, and has since been heavily amended: of 825 respondents, only 581 live in the City, while 99 live elsewhere in the State, 127 live in the US outside of Maryland, 5 live outside of the US, and 13 didn't bother to fill out where the live. Several of the comments in the narrative question didn't demonstrate anything remotely close to an understanding of what the petition was even for, ranging from among the following that I have pulled out as examples:

- "Don't shot down the Airbnb !"
- "This program is so great Baltimore needs it!!"
- "Keep Airbnb small"
- "Baltimore is working class city. There are not many corporations here. We need ways to make ends meet. We need Airbnb."

This is certainly not to diminish your efforts, but to suggest that 800+ people agree with you, many of which don't even live in our City, or for that matter either didn't understand your petition at all or were simply opposed to the original 60 day cap on un-hosted stays, is pretty misleading, to say the very least.

Finally, you asked one of my staff to sign your petition and post it on his own personal social media pages, which is borderline inappropriate, and that staff member directly let you know as much immediately after he declined to sign it. To suggest that anyone on my staff said: "*Why make it easy for the hosts?*" – is simply not true. My staff would never say something like that, and further confirmed this to me when just asked.

Thanks, Eric

****

Eric T. Costello

Baltimore City Council, 11th District

(m) 443-813-1457 | (o) 410-396-4816

(e) eric.costello@baltimorecity.gov

Twitter | Facebook | Instagram

****

From: Patrick Campbell [mailto:patrick.campbell.dc@gmail.com]
Sent: Thursday, September 13, 2018 12:11 PM
To: Sneed, Shannon; Costello, Eric; City Council President; Bullock, John; Scott, Brandon; Stokes, Robert; Reisinger, Edward; Dorsey, Ryan; Johnson Jr., Samuel; Cohen, Zeke; Schleifer, Isaac; Henry, Bill (email); Clarke, Mary Pat; Burnett, Kristerfer; andrew.green@baltsun.com; jay.judge@baltsun.com; sam.davis@baltsun.com; Anne Tallent; trif.alatzas@baltsun.com; Yazdanyar, Sahand; Castagnola, Michael F.; Middleton, Sharon; iduncan@baltsun.com
Subject: 18-0189 Bill | PAY the TAX, get the FACTS | DEAD ON ARRIVAL TODAY :-(

Dear City Council et al,

Today was VERY disappointing. I had very sincere open meetings with many of you and none of my concerns were heard today. Based on our conversations, it sounded like many of you agreed with the approach and would make sure that our decisions were fact based.

All of the facts and testimony provided for the last two months was not considered or it was not agreed with by anyone on the Council. They were facts. When the amendment passed essentially shutting down all un-hosted properties except for one grandfathered in one with no discussion, my heart sank and I was completely embarrassed that our movement had NO EFFECT.

Why did you not consider my testimony and summary? Did I come on too strong? What can I do differently?

Here's what I posted in the South Federal Hill Facebook group and will try to socialize:

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Patrick Campbell
410-245-3558
Please sign our petition:
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Austin, Natawna B.

From: Patrick Campbell <patrick.campbell.dc@gmail.com>
Sent: Wednesday, September 12, 2018 10:29 AM
To: Austin, Natawna B.
Subject: Fwd: PAY the TAX, get the FACTS - CORRECTIONS and SUMMARY BEFORE 9/13 Worksession - BONUS VIDEO!

RECEIVED
SEP 12 2018
BALTIMORE CITY COUNCIL
PRESIDENT'S OFFICE

---------- Forwarded message ---------
From: **Patrick Campbell** <patrick.campbell.dc@gmail.com>
Date: Mon, Sep 10, 2018, 8:08 AM
Subject: PAY the TAX, get the FACTS - CORRECTIONS and SUMMARY BEFORE 9/13 Worksession - BONUS VIDEO!
To: Middleton, Sharon <Sharon.Middleton@baltimorecity.gov>
Cc: Sneed, Shannon <Shannon.Sneed@baltimorecity.gov>, Costello, Eric <Eric.Costello@baltimorecity.gov>, City Council President <City.CouncilPresident@baltimorecity.gov>, Bullock, John <John.Bullock@baltimorecity.gov>, Scott, Brandon <Brandon.Scott@baltimorecity.gov>, Stokes, Robert <Robert.Stokes@baltimorecity.gov>, Reisinger, Edward <Edward.Reisinger@baltimorecity.gov>, Dorsey, Ryan <Ryan.Dorsey@baltimorecity.gov>, Johnson Jr., Samuel <Samuel.JohnsonJr@baltimorecity.gov>, Cohen, Zeke <zeke.cohen@baltimorecity.gov>, <yitzy@baltimorecity.gov>, <Bill.Henry@baltimorecity.gov>, <MaryPat.Clarke@baltimorecity.gov>, <Kristerfer.Burnett@baltimorecity.gov>, <andrew.green@baltsun.com>, <jay.judge@baltsun.com>, <sam.davis@baltsun.com>, Anne Tallent <atallent@baltsun.com>, <trif.alatzas@baltsun.com>, <sahand.yazdanyar@baltimorecity.gov>, Castagnola, Michael F. <Michael.Castagnola@baltimorecity.gov>, <iduncan@baltsun.com>

Good Morning Chairwoman Middleton!

This will be the last update to our testimony before the meeting on Thursday unless we hear otherwise. Thanks for all that you have done to make sure that we're being heard.

Please also let us know if I can meet with you or any committee members prior to the Worksession to discuss anything. It would be great to know if I'll have the opportunity to present any of the facts and materials we've gathered.

Thanks,
Patrick Campbell
410-245-3558

Please at this testimony to the legislative record for COUNCIL BILL 18-0189:

BIG NEWS! - We released this video on Saturday evening on Facebook and it has well over 2,000 views.

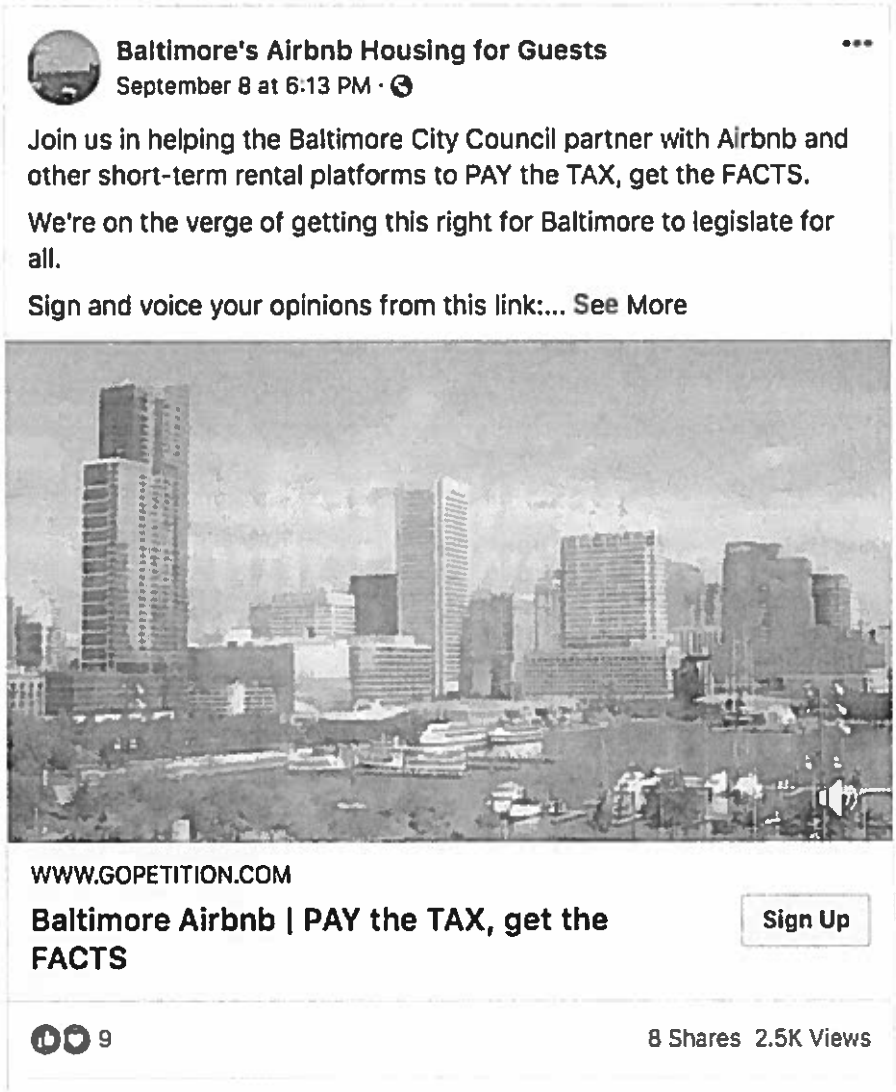
https://www.facebook.com/BmoreAirbnbHousing/videos/2148697298752113/

To produce the video, we contracted a local freelance videographer to do a low budget shoot - Matt Winters https://www.mattwinter.co/

As an aside, good or bad, some folks thought it was done by Airbnb.

We actually did the script practice with someone who works at the front desk where I have two condo Airbnbs to make it welcoming and Matt did the voiceover.

Let us know your feedback.



CORRECTIONS

Last Friday we submitted a summary that had some inaccuracies. We wanted to get the information to you in a timely way however the summary file was difficult to search with photographs and multiple formats.

After another review, here is a better summary:

For COUNCIL BILL 10-0189: **Fourteen (14) +4**

Against COUNCIL BILL 10-0189: **One Thousand Six Hundred Thirty-Seven (1698) +40**

We missed some non-searchable text and had about 40 more signatures.

Also, in favor of the regulations, we found that there was a meeting organized by the Law Office of Frank D. Boston, III but we don't see follow up letters.

Dear Councilwoman Sneed:

I am following up to confirm your meeting on Monday, April 30th at 11:30 am. Below is the list of Mr. Boston allies that will be attending also:

1. MHLA - Amy Rohrer, Frank Boston, and maybe Jason Curtis
2. Unite Here - possibly Tracy Lingo or Roxie
3. DBA - Elizabeth Degi DuBois
4. Maryland Working Families - Jay Hutchins
5. Rachel's Dowry Bed and Breakfast - Linda Smith

Thanks,
Selma

Law Offices of Frank D. Boston, III
2002 Clipper Park Road, Suite 108
Baltimore, MD. 21211
Phone: (410) 323-7090
Fax: (410) 769-8811

Here's the petition update, remember to look for zip codes as part of your constituencies:

PAY the TAX, get the FACTS | Vote NO on Short-Term Housing Bill Regulations and YES on Tax Revenue

Published by Patrick Campbell on 1st Aug 2018

PAY the TAX, get the FACTS:

The Baltimore City Council is considering a bill that will impose new regulations for short-term housing in Baltimore City.

Much of the bill is drafted based what other communities are doing across the country including New York, San Francisco, and Chicago. They have also took into consideration Montgomery County and Prince George's county. Although some of of these approaches can be helpful, we need an approach to our city that is tailored more specifically to our needs in Baltimore after more research.

As one legislator put it, "If a local regulation is necessary to protect the public or minimize nuisances, then those regulations should apply to ALL HOUSING—regardless of whether a home is rented out or not. As technology continues to change the ways people live, work, and travel, state

policymakers need to be on the lookout for local policies that stand in the way of economic progress."

We're not saying that is the answer by no means but just further evidence that this bill and it's consequences should be studied much further or not put in place at all. .

In the meantime, let Airbnb collect an Occupancy Tax that can include sales and use tax, typically a room or hotel tax from guests to improve our tourism and infrastructure.

Here's our video: https://www.facebook.com/BmoreAirbnbHousing/videos/2148697298752113/

We, the undersigned, believe that a "Occupancy Tax" administered by Airbnb for short-term housing in Baltimore is the best alternative for the Baltimore City Council to consider instead of passing the current COUNCIL BILL 18-0189 with or without amendments at this time.

The COUNCIL BILL 18-0189 is very cumbersome with regulations and policies that will have many unintended consequences for small businesses, local families, and tourists.

While adding more bureaucracy to the city for inspections, compliance, fines, and administrative overhead, there is almost no evidence of short-term housing issues from Baltimore Airbnb properties that are owner-occupied. Some have been identified for non-owner occupied rentals.

As other cities have done, we need to consider district-specific data by doing community-based online surveys if necessary and advancing a bill that addresses the concerns fairly and with the least amount of disruption for what is identified as working well now.

Through the course of gathering data, we want the council to adopt a three-phase approach:
Phase 1 – Collect the Revenue – Immediately
Phase 2 – Registration and Control of Noise and Nuisance
Phase 3 – Implementation of Short-Term Housing Restrictions
The proposal has been submitted to the City Council working committee for this bill.

#	First name	Last name	Email	Address
1	Patrick	Campbell	patrick.campbell.dc@gmail.com	2322 East Baltimore Stree
	Let's go!			
2	Ashley	Watson	ashwatson@gmail.com	
	Fells Point AirBnB host.			
3	Lauren	Lamon	laurenlamon@yahoo.com	613 South Kenwood Ave
4	Michael	St Clair	stclair@messydesign.com	3310 Foster Ave

#	First name	Last name	Email	Address
	Please resconsider this legislation.			
5	Mike	Kulyk	mikekulyk@yahoo.com	
6	Daniel	Baldwin	thedanbaldwin@gmail.com	2622 Fleet Street
	This should be decided on by the people of Baltimore and therefore, be made a referendum.			
7	Richard	Anderson	Richard@tulipclothing.com	7 N DUNCAN ST
8	Vincent	Delorenzo	vincent33@gmail.com	100 harborview 1006
9	Michelle	Shaw	michelle.shaw@gmail.com	807 Park Ave
10	Suzanne	Cox	suzannevalaitis@gmail.com	2417 Bauernschmidt Dr
11	Marc	Braun	marcbraun@mac.com	1008 Hollins st
12	Jenna	Klempay	jennaklempay@gmail.com	3239 e baltimore st
13	ROBERT	EASTON	rgeaston@gmail.com	3337 Moravia Rd, 20
14	Andrew	Reitz	adreitz87@gmail.com	811 S Decker Avenue
15	Brent	Fuller	brentlfuller@yahoo.com	445 Hand ct
16	Paul	LaFranchise	lafranchisep@sec.gov	1525 W Lombard St
17	Wesley	White	wesleywhite.w@gmail.com	
18	Andrew	Fleck	fleck.baltimore@gmail.com	19 S Broadway, 2R
19	Megin	Renaud	mdrenaud@verizon.net	2219 E. Baltimore St.
	Air Bnb is one of many tools that allows people to use the resources in hand to further their worthwhile goals. it also further the goals of the city by attracting people to cor			
20	Erica	Goretzki	erica@akroncdnr.com	2 Hopkins Plaza
21	Michael	Wood	m.wood1114@gmail.com	2209 Mullikin St
22	Joshua	Zealor	jzealor@gmail.com	1 east chase street
23	Kathleen	Orr	kathleen_orr@hotmail.com	115 S Washington
	Taxes on Air BnB is a great revenue producing idea			
24	Darren	Wright	darrenwright14@gmail.com	737 Harvey st
25	Jesse	Salazar	salazar.jesse@gmail.com	24 E PRESTON ST
26	Brian	Acquavella	brianevella@gmail.com	1618 Belt Street

#	First name	Last name	Email	Address
27	Sarah	DiAntonio	diantonio.sarah@gmail.com	1041 Saint Paul St Unit 2
	The availability of affordable AirBnBs is often a big part of what brings a tourist to a city. I was recently considering a trip to Boston, but couldn't find an appropriate AirBı staying in unhosted AirBnBs because you get to feel/live like a local for the duration of your stay. Last summer I wanted to rent out an AirBnB in town for my sister's bach and spent our money there. Shutting down AirBnB's shuts down tourism in our city. If anything, we need more hosts that can act as embassadors for Baltimore.			
28	Stephanie	Loughran	smuell21@gmail.com	1835 S HANOVER ST.
	No to short-term housing regulations!			
29	Ryon	Cahill	ryon.cahill.517@gmail.com	1813 Westphal Pl
	This measure will only hurt the people in the city and help only the hotel companies.			
30	Rachel	Feldman	Rachfeldman@gmail.com	1244 w 37th st
	More study is needed before voting on the bill in it's current form. As an owner occupied airbnb host I have countless examples of wonderful guests who help make the city			
31	Kasia	Brodka	kasiabrodka@hotmail.com	1720 Olive St.
	I love living next to a house who hosts STR (short term rentals). The property is kept really clean, nice, updated. We enjoy meeting and giving advice to new visitors who a neighborhood looking nicer then the LTR (long term rentals). We are having constant issues with LTR who are there for 1 maybe 2 years max before they move out. This i			
32	Nina	Wroten	nidesing@mail.ru	24912 back creek
	Benefits of attracting different types of tourists, that otherwise won't stay in a hotel, are enormous for city and it's small businesses. Regulations that regulate noise, good c			
33	Ford	Torney	ford.torney@gmail.com	1714 Light Street
34	Jennifer	C	blackmjc@hotmail.com	Wellham Ave
35	Mageline	Kelley	magelinek@yahoo.com	100 Harborview Drive
	I'm primarily living in Delaware, but live half the time in Baltimore, so I have an interest in this issue			
36	Ronald	Monk	ron.monk@monumentsothebysrealty.com	402 Folsom Street
37	Lisa	Williams	lisa.rudolph19@gmail.com	2111 E Pratt St
38	Victoria	Raabe	Victoria.Raabe@gmail.com	2425 Eastern Ave
39	Lorraine	Dean	ltdean2003@hotmail.com	1032 McDonogh St
	As a homeowner and voter in local elections, I am opposed to the legislation as currently written. As written, it comes across as an unecessary administrative burden on the should be completely exempt from the license and instead this legislationg should focus on defining the difference between a hotel and short term rental. While it is reason from unused space in the home. The licensing process as written does not offer any additional protections for consumers or short term renters, and benefits neither homeow more fair alternative. The City can collect its revenue while preventing barriers and subsequent disparities in who may rent her home.			
40	Stephen	Williams	sewilliams20@gmail.com	2111 E Pratt St
41	Jean	Pula	jppula@gmail.com	3031 Eastern Avenue
42	Mark	Moylan	m_moylan@yahoo.com	1917 e Lombard st

#	First name	Last name	Email	Address
43	Dan	Dotter	ddott1987@gmail.com	926 S Belnord Ave
44	Jeff	Tomecek	53BohumirDrab@comcast.net	42 N Patterson Park Avenu
45	Deanna	Tonsor	dtonsor@juno.com	107 E Gittings St
46	Jeff	Andersen	andersen.jeffa@gmail.com	1249 Riverside Ave
47	Mike	Christy	mikec60@gmail.com	18988 Choctaw
48	Edward	Klopp	Jkloppie@yahoo.com	116 Fittings st
49	Brenton	McGill	trent.steiner@gmial.com	3317 Foster Ave
	Stop trying to stifle what is good for consumers.			
50	ilya	altman	ilya.altman@gmail.com	238 s chapel st
51	Samin	Alam	samin881@yahoo.com	
52	Larry	Housman	lshousman@netzero.com	1278 battery ave
53	Thomas	Dawson	thomas.dawson@comcast.net	1729 Jackson st
	I know people that rent via Airbnb. It is not only additional income for them, but also for surrounding local businesses that the visitors might not patronize if staying at a dc			
54	Tony	Menendez	tmenendez23@gmail.com	514 s. Lakewood ave
55	Stephanie	Ainsworth	steffainsworth@gmail.con	2030 Bank Street
56	Michael	Barrett	mikeonstpaul@aol.com	1001 St. Paul Street, #9D
57	Garrett	Schiche	gcs33@hotmail.com	1302 Jackson St
58	Philip	Goldberg	PhilipS.Goldberg@gmail.com	
59	Cory	Luquet	coryluquet@gmail.com	206 E Lanvale St
60	Derek	Court	derekcourt@yahoo.com	108 E Gittings St
61	Michele	Gleason	abitooc@gmail.com	3700 San Martin dr
62	Thuy Linh	Nguyen	thuylinhnguyen88@gmail.com	2316 Ashland Ave
63	Erin	Stamos	erinmelina@hotmail.com	2711 N Howard St
64	Brian	Pomento	bpomento@gmail.com	
65	Dawn	Marsiglia	dawndawsey@yahoo.com	2207 e Baltimore st
66	Cara	Frye	carafrye1@yahoo.com	20 N Patterson Park

#	First name	Last name	Email	Address
67	Kerri	Cardello	kerrimckendree88@gmail.com	200 s. Patterson Park Ave.
	This is crazy that anyone thinks it's OK to regulate small business like this...shame on you.			
68	Jonathan	Kosciansk	bravojonny15@gmail.com	516 S Madeira St
69	Scott	Eggleston	egglest3@yahoo.co	18 s. Patterson Park Ave,
70	Tarrell	Harrel	tharrel@gmail.com	
71	Katelyn	Falk	katelynbfalk@gmail.com	429 Pine St
	We enjoy using air bnb and are using it for this visit!			
72	Victor	Schriefer	sschriefer@gmail.com	122 S Parrerson
73	Kfir	Catalan	kfircatalan@gmail.com	Po box 13264
74	Ellen	Walter	waltere245@gmail.com	493 criswelldrive
	Yes to tax petition			
75	Kate	Leitkowski	queen.icyday@gmail.com	
76	Lorie	McCarthy	loriegraffius@gmail.com	1520 Hornbeam Dr.
77	Will	Sutton	suttonwjr@gmail.com	lombard st
78	Rebecca	Bors	rbors311@gmail.com	43 s stricker
79	Shandra	Dohoney	sdoh0509@gmail.com	1313 N. Calvert St
80	Ronald	Campbell	ron@rvcampbell.com	109 Lewis Brook Road
81	Hannah	Tsiopanos	hannahtsi@gmail.com	517 Cathedral St
82	Kristen	Zoli	kzoli722@gmail.com	1101 north calvert st
83	Lenny	Johnson	lennyj1914@gmail.com	
84	Beth	Braun	bethabraun@yahoo.com	12 collington
85	Boomer	Kennedy	boomerkennedy@icloud.com	2314 E Baltimore St, Sec
	The ARBNB in my neighborhood has been a trigger for a stronger sense of neighborhood unity and just joy. I've met interesting visitors but better than that is the owner is			
86	Beatrice	Paris	bparis@gmail.com	614 N castle

Johnson Jr., Samuel

From: Middleton, Sharon
Sent: Wednesday, September 12, 2018 8:32 PM
To: Johnson Jr., Samuel
Subject: Fwd: Worksession Tomorrow for COUNCIL BILL 18-1089 and PAY the TAX, get the FACTS

Add

Sent from my Verizon, Samsung Galaxy smartphone

-------- Original message --------
From: Patrick Campbell <patrick.campbell.dc@gmail.com>
Date: 9/12/18 8:30 PM (GMT-05:00)
To: "Middleton, Sharon" <Sharon.Middleton@baltimorecity.gov>, City Council President <City.CouncilPresident@baltimorecity.gov>, "Stokes, Robert" <Robert.Stokes@baltimorecity.gov>, "Reisinger, Edward" <Edward.Reisinger@baltimorecity.gov>, "Costello, Eric" <Eric.Costello@baltimorecity.gov>, "Pinkett, Leon" <Leon.Pinkett@baltimorecity.gov>
Subject: Worksession Tomorrow for COUNCIL BILL 18-1089 and PAY the TAX, get the FACTS

Dear Committee Members for COUNCIL BILL 18-1089,

I wanted to speak with **each you a lot more** regarding the findings we had since the hearing. There's quite a bit of very useful information to consider.

Here are the TOP FIVE that we hope you will discuss tomorrow and a lot more in the submitted testimony.

TOP FIVE

1) Overwhelming opposition to the COUNCIL BILL 18-0189.

According to all the testimony in the regulations, here's the summary of letters and petition signatures after the request for Maryland Public Information Act:

For
COUNCIL BILL 10-0189:
Fourteen (14) Letters

Against
COUNCIL BILL 10-0189:
Forty-Seven (47) Letters
800+ Host Coalition Signatures
800+ PAY the TAX, get the FACTS Signatures

2) We've documented best practice for cities like Baltimore that we should consider as well as partnering with Airbnb instead of having hosts register with Comptroller of MD

Short-Term Housing Definition	Tax
Nashville, 30 days or less	Colleted by Airbnb 10%
Minneapolis, 30 days or less	Host submits
Montgomery County, 30 days or less	Host submits
DC, 90 days or less	Colleted by Airbnb 14-18%
Philadelphia, 30 days or less	Colleted by Airbnb 16%
Pittsburgh (Allegheny County), 29 days or less	Colleted by Airbnb 14.75%
Alexandria, 29 days or less	Host submits
Blacksburg, 90 days or less	Host submits
Cleveland, 30 days or less	Collected by Airbnb 8.75%
Tallahassee, Under review	Collected by Airbnb 14%

*When the host submits, the community must then create a system for hosts to track and remit

3) There are no safety or noise issues on the record anywhere for hosted Airbnb rentals. As far as knowing who is coming and going from an Airbnb hosted property, there's a much clearer record of that based on the Airbnb platform than any other mechanism in place for residents or long term rental properties who have "transient" guests. It is quite an imposition to ask hosted Airbnb owners to document guests on top of what the app already does.

4) Most cities do not criminalize non-compliance like what is written in our bill but rather issue warnings and fines.

5) Cities like Tallahassee, Nashville, and Detroit are facing a lot of backlash for trying to implement a set of restrictions less severe than our Bill 18-0189.

Thanks for your considerations!

PAY the TAX, get the FACTS

MOUNT
VERNON
BELVEDERE
ASSOCIATION

September 12, 2018

Dear Council Members:

Please accept this letter of support for **COUNCIL BILL 18-0189.**

The Mount Vernon-Belvedere Association, MVBA, is in support of this bill with the following amendment:

Grandfather-in multi-family hosted properties, which were originally built as single-family homes, with the same provisions and regulations as a hosted single family property.

In Mount Vernon and other historic neighborhoods, it was common in the past to convert large townhouses into a ground floor owner's unit and 3-6 apartments on the upper floors. The owner occupants treat these properties as a single-family home, in their care and maintenance. This community association, would like to support this model of living, which encourages home ownership, as we feel that it contributes to the quality of life of the neighborhood.

MVBA requests that the Council not place limits on the number of room nights for owner occupied hosted multi-family townhouses. We do not oppose limiting the number of street addresses for short-term rentals to one, since the only properties grandfathered-in would be the primary residence for the owner host.

Thank you for considering this amendment.

Best,

Michele Richter
MVBA President

1 EAST CHASE STREET | SUITE 2 | BALTIMORE | MD | 21202 | 410.528.1919 | MVBA.ORG

Johnson Jr., Samuel

From: Middleton, Sharon
Sent: Wednesday, September 12, 2018 10:38 PM
To: Johnson Jr., Samuel
Subject: Fwd: Please support Council Bill 18-0189!

Add

Sent from my Verizon, Samsung Galaxy smartphone

-------- Original message --------
From: "Middleton, Sharon" <Sharon.Middleton@baltimorecity.gov>
Date: 9/12/18 10:37 PM (GMT-05:00)
To: bridge21210@yahoo.com
Subject: Re: Please support Council Bill 18-0189!

Thank you for your testimony on this bill. I will make sure its added to the bill file for committee review.

Tomorrow is a committee work session.

We had our 1st hearing to allow public testimony. A final hearing will be scheduled.

Sincerely,
Sharon Middleton
Sent from my Verizon, Samsung Galaxy smartphone

-------- Original message --------
From: Bridie Moira <Bridie.Moira.127176682@p2a.co>
Date: 9/12/18 10:30 PM (GMT-05:00)
To: "Middleton, Sharon" <Sharon.Middleton@baltimorecity.gov>
Subject: Please support Council Bill 18-0189!

Dear Councilmember Middleton,

As both a constituent and concerned citizen, I am writing to ask that you support Council Bill 18-0189 to regulate commercial short-term rental properties.

There is a growing trend of investors buying homes and operating as illegal hotels via short-term rental sites like Airbnb. These illegal hotels often violate zoning laws, avoid city taxes and ignore safety requirements, reducing Baltimore's affordable housing and raising rents for residents.

What's more, these properties endanger our communities by replacing neighbors with a revolving door of strangers.

We are counting on the Baltimore City Council to pass legislation to promote actual home-sharing while regulating commercial operators of short-term rentals that drive up rent prices and make our neighborhoods less secure.

Requiring commercial Airbnbs to pay the hotel tax will also generate $300,000 in new tax revenue for Baltimore.

I ask that you join other cities like San Francisco, Chicago and Montgomery County that have supported similar legislation to help keep our Baltimore communities affordable and safe. Please support Council Bill 18-0189.

Thank you for your continued leadership.

Regards,
Bridie Moira
15 Hamill Rd
Baltimore, MD 21210

September 12, 2018

Press Advisory: The Baltimore Hosts Coalition will be gathering outside Baltimore City Council Chambers on Thursday, September 13, 2018 at 9 am, prior to the Work Session for City Council Bill 18-1089.

Coalition agrees with City Finance Department who call for removing bill's limits on STR properties in order to increase tax revenue for the City.

Contact: Rachel Indek 410-357-1046 or Rachel@BmoreAtHome.com
Jessica Nizamoff 410-303-2038

The Coalition is grateful to the Taxation, Finance and Economic Development Committee for allowing all 75 of our members to speak at the July Committee hearing and voice their reasons for opposing the bill, as written. Following the hearing, the Coalition's ranks have increased to include 400 new members who were previously unaware of the bill. The thousand people represented by the Coalition still believe that sensible legislation that brings tax dollars to the city and regulation for short term rentals, while not limiting business, is the right approach.

The members of the Committee publicly stated that this work session will be the opportunity for all parties to come together and come to an agreement on amendments. The Coalition stands ready, willing and able to participate in the discussions, and welcomes the opportunity to do so. The City Finance Department, per its public letter, agrees that limiting the number of nights and the number of licenses will only decrease the amount of revenue brought in to the city. The amendments requested will allow small businesses and homeowners who have invested in our city to continue to operate their businesses and encourage them to re-invest in Baltimore City, as opposed to penalizing them for investing in their hometown by restricting the number of licenses they can legally obtain.

The Coalition fully supports Bill 18-0189 with the following amendments:

1. **Remove the 60-day cap on the number of nights short term rentals can operate**: *If licensed and taxed like other businesses, short term rentals should be allowed to operate 365 days a year, like any other business or hotel.*
2. **Remove the limit on the number of licenses allowed to be purchased by hosts**: *don't limit small businesses and taxes for the city.*
3. **No taxation without representation**: *the occupancy taxes paid by short term rental guests will fund Visit Baltimore's activities, so short term rental hosts should have a say in what happens to their funds.*

4. **Change the definition of transient guests from 90 days to 30 days** *to ensure traveling nurses, medical residents, students, professors, patients getting long term treatment at our world renowned medical institutions, and others are not limited by the availability of furnished homes for extended stays.*

The Baltimore Hosts Coalition includes more than 1000 property owners, hosts, neighbors, residents, guests and locally owned businesses in neighborhoods all across the city- including Union Square, Sandtown, Hollins Market and more. The Coalition supports keeping short term rentals in Baltimore safe, legal and operational and has gathered thousands of letters of written testimony and online signatures calling on the Council to amend the bill. It is anticipated that more than 100 Coalition members will attend the September 13th worksession.

Baltimore hosts support efforts to ensure all owners operate safely and legally, and pay their fair share of taxes to support Baltimore City at a time when Baltimore City and its neighborhoods need more income and tourist dollars, not less. These members are asking the Council to support Baltimore Citizens who have invested in their city and reject anti-competitive regulations in favor of hotels and developers. The Coalition is asking for amendments and a fairer short-term rental law that will benefit all of Baltimore's businesses, residents and families.

##########

Facebook.com/groups/baltimorehosts
Link to Online Petition: https://bit.ly/2KXsbAc

NetChoice *Promoting Convenience, Choice, and Commerce on The Net*

Carl Szabo, Vice President and General Counsel
1401 K St NW, Suite 502
Washington, DC 20005
202-420-7485
www.netchoice.org

September 12, 2018

Taxation, Finance, and Economic Development Committee
Du Burns Council Chamber, 4th floor, City Hall
Baltimore, Maryland, 21202

RE: ***Legal preclusions against requiring short-term rental platforms to moderate and disclose limited residential lodging information***

Dear members of the Taxation, Finance, and Economic Development Committee,

Government efforts to force Short-term Rental (STR) platforms to disclose data to the government and/or impose platform liability requirements on STR platforms efforts are unconstitutional on several privacy protecting fronts, including the 4th Amendment.

We outline the legal problems with such an approach below and welcome further conversation on the matter.

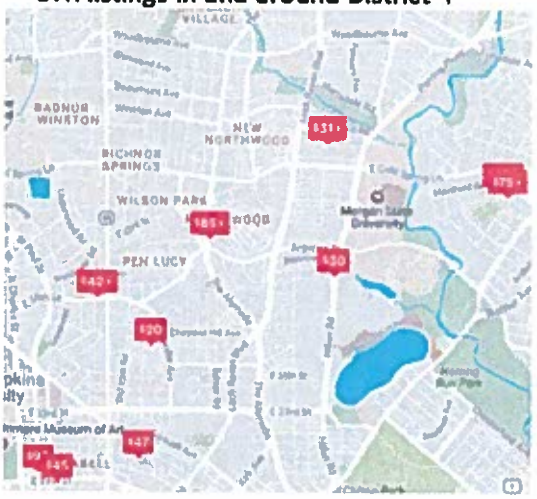
Benefits to your constituents of short-term rentals

STRs provide necessary income to many of your constituents. Over 52 percent of hosts nationwide live in low-to-moderate income households. More than 48 percent of the income hosts earn through certain short-term rental services is used to cover household expenses.

Consider, for example, families coming from across the country for graduation ceremonies at Morgan State University. STR services allow constituents to earn income by sharing their homes.

The presence of STR services also brings new money into areas like District 4. Since there are few hotels in the districts like these, travelers are not likely to encounter businesses in areas under-served by hotels. Conversely, guests who stay in districts via STR services, bring income to your districts as they visit restaurants, grocery stores, and businesses in areas like District 4.

STR listings in and around District 4



Hotel listings in and around District 4

Unconstitutionality of imposing liability on STR platforms

The internet is an open resource that enables people from all parts of Baltimore to freely communicate with one another and pursue their goals. While some nations discourage user-generated content, the United States created a fertile ground for business models that have transformed the world.

Moreover, this openness is bolstered by Section 230 of the federal Communications Decency Act, which says platforms can't be held strictly liable for content posted *by others*.

However, attempts to impose liability on STR platforms fails to recognize Section 230. Consider a requirement that hosting intermediaries know if a host is licensed – this is a violation of Section 230. Santa Monica attempted to enact similar requirements and faced a swift injunction and ongoing legal fees.

Such requirements on STR platforms not only threaten a core tenet of the internet but are at odds with federal law – resulting in a likely injunction.

Here is what former US Congressman Chris Cox, author of Section 230 of the Communications Decency Act, said about the Santa Monica approach to impose liability on HomeAway and Airbnb:

> The Santa Monica ordinance effectively transfers each homeowner's legal responsibility to the internet platform. *This clearly violates Section 230.*
>
> Sites such as Airbnb and HomeAway are matchmakers, bringing together homeowners and visitors. Their service is national in scope. When a family in Ohio plans a vacation in California or Florida or Maine, they expect Internet listings in these venues and more. And that is what the Internet delivers: it has allowed millions of homeowners across the country to list on these sites while millions of potential visitors have gained immediate, free access to those listings.
>
> Requiring the websites to review each of these listings one at a time will eliminate the very benefits consumers expect from the Internet. It is the homeowners' responsibility to ensure they comply with all local rules and ordinances. Making the Internet intermediary liable for the website users' legal responsibilities is what Section 230 rightly prohibits.

Further, in a joint NetChoice and Congressman Cox amicus brief in *HomeAway and Airbnb v. City of Santa Monica*,[1] Congressman Cox said:

> The [Santa Monica] Ordinance requires Airbnb and HomeAway to review each individual posting on its website and check it against "a Registry of licensed home-sharing operators in the City."...*This is exactly what Section 230 prohibits.*

An attempt by Baltimore to impose monitoring liability on STR platforms, like the misguided efforts of Santa Monica, will likely see court actions, injunction, and invalidation of the law by the court.

Forcing disclosure of STR platform records illegally exposes the privacy of Baltimore residents and short-term rental guests to city employees and potentially law enforcement

The 4th Amendment of the US Constitution protects Baltimore citizens from unlawful search and seizure and is a core privacy protection.

---

[1] *Available here:* http://netchoice.org/wp-content/uploads/Amicus-Brief-Filed-4-25-2018.pdf (emphasis added)

But forced disclosure of STR platform records ignores this privacy protection and instead requires platforms to disclose records and information about hosts and guests to city employees and potentially law enforcement. And this disclosure does not require the state's employees to first obtain a warrant.

Required disclosure of STR platform's stored names and addresses of Baltimore residents and also guests to City employees and potentially law enforcement is unconstitutional.

This could not only expose the operating procedures and income of businesses but also expose the privacy of Baltimore residents using the platform and people staying in Baltimore homes.

The US Supreme Court and the Hotel industry say that mandated disclosure is unconstitutional

When the city of Los Angeles demanded a hotel's proprietary business records, the hotel industry fought back in court – ultimately winning at the US Supreme Court in an opinion written by Justice Sotomayor in *Los Angeles v Patel*, 135 S. Ct. 2443 (2015).

In its opinion the US Supreme Court said:

> The Fourth Amendment protects "[t]he right of the people to be secure in their persons, houses, papers, and effects, against unreasonable searches and seizures." It further provides that "no Warrants shall issue, but upon probable cause." Based on this constitutional text, the Court has repeatedly held that "'searches conducted out- side the judicial process, without prior approval by [a] judge or [a] magistrate [judge], are per se unreasonable . . . subject only to a few specifically established and well- delineated exceptions.'"[2]

The Respondent hotel operator said in its brief:

> The Fourth Amendment generally requires a warrant to address the Founders' fundamental "concern about giving police officers unbridled discretion to rummage at will among a person's private effects." *Arizona v. Gant*, 556 U.S. 332, 345 (2009). The warrant requirement "interpose[s] a neutral magistrate between the citizen and the law enforcement officer." *Nat'l Treasury Emps. Union v. Von Raab*, 489 U.S. 656, 667 (1989). In addition, by requiring that the warrant "particularly describe[] the place to be searched, and the persons or things to be seized," the Fourth Amendment seeks to safeguard against "exploratory rummaging in [that] person's belongings," including her papers. *Coolidge v. New Hampshire*, 403 U.S. 443, 467 (1971) (plurality). In combination, these requirements ensure that the decision whether, and how, to invade a person's privacy is not made by officers in the field "engaged in the often competitive enterprise of ferreting out crime." *Johnson v. United States*, 333 U.S. 10, 14 (1948); *see also United States v. U.S. Dist. Court*, 407 U.S. 297, 317 (1972).

In an amicus brief from the Asian American Hotel Operators Association, the hotel association argued:

> "The City should not be able to destroy the hoteliers' property or interest in this information merely by requiring that some of it be collected."

Clearly, the US Constitution protects the privacy rights of business records, and in this case travel businesses' records, from disclosure to the government without judicial authorization. Moreover, to

[2] *Los Angeles v Patel*, 135 S. Ct. 2443 (2015).

protect this court ruling, we could see the hotel industry opposing such requirements on STR platforms to disclose business records. And if such a requirement is passed, Baltimore would likely see a similar court outcome.

Forced disclosure of host data stored by a STR platform violates federal privacy laws

The Federal Stored Communications Act (SCA) was designed to prevent the voluntary or compelled disclosure of stored communications to the government. These precluded disclosures cover federal, state, city, and other municipal governments.

The SCA states:

> (a) Prohibitions. — Except as provided in subsection (b) or (c)—
>
> ...
>
> (2) a person or entity providing remote computing service to the public shall not knowingly divulge to any person or entity the contents of any communication which is carried or maintained on that service—[3]
>
> [unless complying with the following provisions for disclosure to a governmental entity]
>
> Contents of Wire or Electronic Communications in a Remote Computing Service.—
>
> (1) A governmental entity may require a provider of remote computing service to disclose the contents of any wire or electronic communication to which this paragraph is made applicable by paragraph (2) of this subsection—
>
> (A) without required notice to the subscriber or customer, *if the governmental entity obtains a warrant* issued using the procedures described in the Federal Rules of Criminal Procedure (or, in the case of a State court, issued using State warrant procedures) by a court of competent jurisdiction; or
>
> (B) with prior notice from the governmental entity to the subscriber or customer if the governmental entity—
>
> (i) uses an administrative subpoena authorized by a Federal or State statute or a Federal or State grand jury or trial subpoena; or
>
> (ii) obtains a court order for such disclosure under subsection (d) of this section;
>
> except that delayed notice may be given pursuant to section 2705 of this title.[4]

As is clear from the SCA, either a warrant, administrative subpoena, or court order is required prior to compelled disclosure of stored communications by a "remote computing service." Note also, that the 6th Cir in *United States v. Warshak*[5] ruled that a warrant is required for government mandated disclose of contents – not an administrative subpoena.

And for purposes of the SCA, names of hosts, lengths of stays, addresses, or any other information generated by users of the service and stored by HomeAway or Airbnb is covered by SCA.

---

[3] 18 U.S.C. § 2702(a)
[4] 18 U.S.C. § 2703(b) (emphasis added).
[5] *United States v. Warshak*, 631 F.3d 266 (6th Cir. 2010).

The Congressional records for SCA state the purpose of the SCA is specifically to prevent governmentally forced disclosures such as mandating disclosure of host or visitor records kept by an STR platform. In particular, the SCA's congressional record states:

> "'In the absence of market discipline, there is no presumption that the government will strike an appropriate balance between disclosure and confidentiality. And the enormous power of the government makes the potential consequences of its snooping far more ominous than those of . . . a private individual or firm.' Posner, *Privacy in the Supreme Court*, 1979 Sup. Ct. Rev. 173, 176 (1979).
>
> ...
>
> if Congress does not act to protect the privacy of our citizens, we may see the gradual erosion of a precious right. Privacy cannot be left to depend solely on physical protection, or it will gradually erode as technology advances. Additional legal protection is necessary to ensure the continued vitality of the Fourth Amendment."[6]

Clearly the express language of the SCA and the legislative intent preclude any forced disclosure of electronic communications kept by an STR platform.

Privacy invasion of Baltimore residents from a forced disclosure of STR platform records

Legal arguments aside, mandating STR platforms disclose data to the city grants virtually any Baltimore public employee access to private information of Baltimore residents. As you can imagine, this provides an easily abused resource of information about your constituents and guests staying in the state.

We ask that you not impose the unconstitutional and privacy invading requirements on STR platforms to disclose or moderate content.

We welcome the opportunity to work with you on reasonable regulations that allow all to prosper.

Sincerely,

Carl Szabo
Vice President and General Counsel, NetChoice
NetChoice is a trade association of e-Commerce and online businesses. www.netchoice.org

[6] Congressional Record of Electronic Communications Act, Pub.L. 99-508 (1986).

Johnson Jr., Samuel

From: Middleton, Sharon
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From: Patrick Campbell <patrick.campbell.dc@gmail.com>
Date: 9/12/18 8:30 PM (GMT-05:00)
To: "Middleton, Sharon" <Sharon.Middleton@baltimorecity.gov>, City Council President <City.CouncilPresident@baltimorecity.gov>, "Stokes, Robert" <Robert.Stokes@baltimorecity.gov>, "Reisinger, Edward" <Edward.Reisinger@baltimorecity.gov>, "Costello, Eric" <Eric.Costello@baltimorecity.gov>, "Pinkett, Leon" <Leon.Pinkett@baltimorecity.gov>
Subject: Worksession Tomorrow for COUNCIL BILL 18-1089 and PAY the TAX, get the FACTS

Dear Committee Members for COUNCIL BILL 18-1089,

I wanted to speak with **each you a lot more** regarding the findings we had since the hearing. There's quite a bit of very useful information to consider.

Here are the TOP FIVE that we hope you will discuss tomorrow and a lot more in the submitted testimony.

TOP FIVE

1) Overwhelming opposition to the COUNCIL BILL 18-0189.

According to all the testimony in the regulations, here's the summary of letters and petition signatures after the request for Maryland Public Information Act:

For
COUNCIL BILL 10-0189:
Fourteen (14) Letters

Against
COUNCIL BILL 10-0189:
Forty-Seven (47) Letters
800+ Host Coalition Signatures
800+ PAY the TAX, get the FACTS Signatures

2) We've documented best practice for cities like Baltimore that we should consider as well as partnering with Airbnb instead of having hosts register with Comptroller of MD

Short-Term Housing Definition	Tax
Nashville, 30 days or less	Colleted by Airbnb 10%
Minneapolis, 30 days or less	Host submits
Montgomery County, 30 days or less	Host submits
DC, 90 days or less	Colleted by Airbnb 14-18%
Philadelphia, 30 days or less	Colleted by Airbnb 16%
Pittsburgh (Allegheny County), 29 days or less	Colleted by Airbnb 14.75%
Alexandria, 29 days or less	Host submits
Blacksburg, 90 days or less	Host submits
Cleveland, 30 days or less	Collected by Airbnb 8.75%
Tallahassee, Under review	Collected by Airbnb 14%

*When the host submits, the community must then create a system for hosts to track and remit

3) There are no safety or noise issues on the record anywhere for hosted Airbnb rentals. As far as knowing who is coming and going from an Airbnb hosted property, there's a much clearer record of that based on the Airbnb platform than any other mechanism in place for residents or long term rental properties who have "transient" guests. It is quite an imposition to ask hosted Airbnb owners to document guests on top of what the app already does.

4) Most cities do not criminalize non-compliance like what is written in our bill but rather issue warnings and fines.

5) Cities like Tallahassee, Nashville, and Detroit are facing a lot of backlash for trying to implement a set of restrictions less severe than our Bill 18-0189.

Thanks for your considerations!

Patrick Campbell
410-245-3558
Please sign our petition:
PAY the TAX, get the FACTS
Persistent, Professional, and Prolific

Johnson Jr., Samuel

From: Middleton, Sharon
Sent: Friday, September 07, 2018 8:55 AM
To: Patrick Campbell
Cc: Sneed, Shannon; Costello, Eric; City Council President; Bullock, John; Scott, Brandon; Stokes, Robert; Reisinger, Edward; Dorsey, Ryan; Johnson Jr., Samuel; Cohen, Zeke; Schleifer, Isaac; Henry, Bill (email); Clarke, Mary Pat; Burnett, Kristerfer; andrew.green@baltsun.com; jay.judge@baltsun.com; sam.davis@baltsun.com; Anne Tallent; trif.alatzas@baltsun.com; Yazdanyar, Sahand; Castagnola, Michael F.
Subject: Re: COUNCIL BILL 18-0189 FACTS ARE IN!!! Based on MARYLAND INFORMATION ACT REQUEST

Got it.

Sharon Middleton

Sent from my Verizon, Samsung Galaxy smartphone

-------- Original message --------
From: Patrick Campbell <patrick.campbell.dc@gmail.com>
Date: 9/7/18 8:53 AM (GMT-05:00)
To: "Middleton, Sharon" <Sharon.Middleton@baltimorecity.gov>
Cc: "Sneed, Shannon" <Shannon.Sneed@baltimorecity.gov>, "Costello, Eric" <Eric.Costello@baltimorecity.gov>, City Council President <City.CouncilPresident@baltimorecity.gov>, "Bullock, John" <John.Bullock@baltimorecity.gov>, "Scott, Brandon" <Brandon.Scott@baltimorecity.gov>, "Stokes, Robert" <Robert.Stokes@baltimorecity.gov>, "Reisinger, Edward" <Edward.Reisinger@baltimorecity.gov>, "Dorsey, Ryan" <Ryan.Dorsey@baltimorecity.gov>, "Johnson Jr., Samuel" <Samuel.JohnsonJr@baltimorecity.gov>, "Cohen, Zeke" <Zeke.Cohen@baltimorecity.gov>, "Schleifer, Isaac" <Isaac.Schleifer@baltimorecity.gov>, "Henry, Bill (email)" <Bill.Henry@baltimorecity.gov>, "Clarke, Mary Pat" <MaryPat.Clarke@baltimorecity.gov>, "Burnett, Kristerfer" <Kristerfer.Burnett@baltimorecity.gov>, andrew.green@baltsun.com, jay.judge@baltsun.com, sam.davis@baltsun.com, Anne Tallent <atallent@baltsun.com>, trif.alatzas@baltsun.com, "Yazdanyar, Sahand" <Sahand.Yazdanyar@baltimorecity.gov>, "Castagnola, Michael F." <Michael.Castagnola@baltimorecity.gov>
Subject: Re: COUNCIL BILL 18-0189 FACTS ARE IN!!! Based on MARYLAND INFORMATION ACT REQUEST

Just realized we forgot Mark and Robyne Thistel from Freedom Car.

The count is now **1639 against the bill** vs **10 for the bill.** I'm sure there might be other discrepancies. Mark just emailed me after sending :-)

On Fri, Sep 7, 2018 at 8:44 AM, Patrick Campbell <patrick.campbell.dc@gmail.com> wrote:
Good Morning Chairwoman Middleton and Happy Friday!

We made a Maryland Public Information Act Request for all testimony ***for or against*** COUNCIL BILL 18-0189 on August 6th. We have received everything to date beginning in February 2018.

Please add this summary testimony (below) to the record for discussion at the Worksession on September 13th.

Thanks!

PAY the TAX, get the FACTS

Here's a quick summary:

For COUNCIL BILL 10-0189: **Ten (10)**

Against COUNCIL BILL 10-0189: **One Thousand Six Hundred Thirty-Seven (1637)**

Note:

Out of the **1637** letters and signatures agains the bill, there were multiple, lengthy email messages and correspondence from me (Patrick Campbell), Rachel Indek, Matt Durrette, Carl Szabo, and Camille Hammond.

There was a lot of data shared that was not in favor of the bill for many reasons. **17** of the letters were signed copies of the Host Coalition position.

Out of the **10** letters for the bill, half (**5**) of them were written with the exact text below:

> **I support Council Bill 18-0189 to regulate commercial short-term rental properties. I'm concerned that this growing trend of investors buying homes and operating as unlicensed hotels, often in violation of zoning laws and without any city tax or safety requirements, is reducing the availability of affordable housing stock and raising rents for residents in Baltimore City.**
>
> **We are counting on the Baltimore City Council to pass legislation to promote true home-sharing while regulating commercial operators of short-term rentals that drive up rental prices and leave neighborhoods transient and less secure. Requiring commercial Airbnbs to pay the hotel tax will also generate $300,000 in new tax revenue for our city.**
>
> **Please join other cities like San Francisco, Chicago and Montgomery County that have supported similar legislation to promote true home-sharing and regulate commercial short-term rentals. Please support Council Bill 18-0189.**

Here's a summary of the analysis:

For Regulations	Position	Against Regulations	Position
Joe Myers	Resident	Matt Durrette	Resident Host
Autumm Rocha	Resident Form Letter	Joeseph Montano	Expedia
Katharine Rylaarsda	Resident Form Letter	Hugh Bethel	Resident Host
Patricia Helfrich	Resident Form Letter	Jeff Wingfield	Resident Host
Kimberly Bruso	Resident Form Letter	Lance Rachuba	Resident Host
Mary Urban	Resident Form Letter	Carl Szabo	NetChoice/Host
Rosie Herbekian	Pres Unite Here Local 7	Patrick Campbell	Resident Host
Alexandra Clough	Resident	Joe Leatherman	Resident Host
		Rachel Indek	Resident Coalition Leader (Attached 17 signed letters)
		Breonna Stanton	Resident Coalition
Just Tax		David A. Nizamoff	Resident Coalition
BaltimoreFamilies.org - CelestePerilla		Jessica Nizamoff	Resident Coalition
Beth Hawks		Jenny Schroeder	Resident Coalition
		Camille Hammond	Resident Coalition
		Jennifer Schroeder	Resident Coalition
		Malic Thomas	Resident Coalition
		Camille Hammond	Resident Coalition
		Rosewil Encina	Resident Coalition
		Brigette Williams	Resident Coalition
		Corey Profit	Resident Coalition
		Leigh Profit	Resident Coalition
		Litsa Williams	Resident Coalition
		Mike :Icea	Resident Coalition
		Valerie Dowdle	Resident Coalition
		Lisa Williams	Resident Coalition
		Al Hallivis	Resident Coalition
		Rob Jackson	Commercial Space
		Scott Burkholder	Resident Host
		Jenn Burkholder	Resident Host
		830+	https://www.change.org/p/baltimore-city-council-support-baltimore-hosts-call-to-amend-council-bill-1
		790+	https://www.gopetition.com/petitions/paytaxgetfacts.html

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PAY the TAX, get the FACTS

Johnson Jr., Samuel

From: Middleton, Sharon
Sent: Thursday, September 06, 2018 2:16 PM
To: Patrick Campbell
Cc: Johnson Jr., Samuel; Costello, Eric; BCYoung
Subject: Re: WEEKLY SUMMARY 9/4: PAY the TAX, get the FACTS - ACTION NEEDED

Good afternoon Mr. Campbell;

Yes. Everything that is given to me on this bill, I continue to add to the bill file for the committee. I've included Sam Johnson in this correspondence to make sure this email, again, is included.

I've included the Bill sponsors in this email as well.

As Chairwoman of the Taxation, Finance, and Economic Development Committee, and for clarification; I preside over my committee hearings, not the Council President.

Thank you for your patience on this matter as we continue to prepare for this hearing.

Sincerely,
Sharon Middleton

Sent from my Verizon, Samsung Galaxy smartphone

-------- Original message --------
From: Patrick Campbell <patrick.campbell.dc@gmail.com>
Date: 9/6/18 1:39 PM (GMT-05:00)
To: "Middleton, Sharon" <Sharon.Middleton@baltimorecity.gov>
Subject: Fwd: WEEKLY SUMMARY 9/4: PAY the TAX, get the FACTS - ACTION NEEDED

Hi Chairwoman Middleton!

I did not see confirmation that the testimony (pasted below) was added to the record for COUNCIL Bill 18-0189 as you normally confirm. It was a holiday week, so I submitted on Tuesday this week.

Could I have an opportunity to speak with you regarding the Worksession next week?

Jack Young indicated to me that I would have a chance to speak at the Worksession or would be called on if I raise my hand.

We have so much more information since the last hearing regarding STH issues nationwide that we would like the committee to hear about.

Based on my Maryland Information Act request for testimony ***for or against the bill,*** there is very little evidence from constituents that we have any evidence of the problems being addressed by this bill.

I plan to send a summary of the testimony in my next update.

Thanks!

PS. I was very surprised to find out that as of today, no one working on the bill has investigated the collaboration with Airbnb to collect the Occupancy tax. This should be part of the discussion I would think.

PAY the TAX, get the FACTS

---------- Forwarded message ----------
From: **Patrick Campbell** <patrick.campbell.dc@gmail.com>
Date: Tue, Sep 4, 2018 at 8:12 AM
Subject: WEEKLY SUMMARY 9/4: PAY the TAX, get the FACTS - ACTION NEEDED
To: "Middleton, Sharon" <Sharon.Middleton@baltimorecity.gov>
Cc: "Sneed, Shannon" <Shannon.Sneed@baltimorecity.gov>, "Costello, Eric" <Eric.Costello@baltimorecity.gov>, City Council President <City.CouncilPresident@baltimorecity.gov>, "Bullock, John" <John.Bullock@baltimorecity.gov>, "Scott, Brandon" <Brandon.Scott@baltimorecity.gov>, "Stokes, Robert" <Robert.Stokes@baltimorecity.gov>, "Reisinger, Edward" <Edward.Reisinger@baltimorecity.gov>, "Dorsey, Ryan" <Ryan.Dorsey@baltimorecity.gov>, "Johnson Jr., Samuel" <Samuel.JohnsonJr@baltimorecity.gov>, "Cohen, Zeke" <zeke.cohen@baltimorecity.gov>, yitzy@baltimorecity.gov, Bill.Henry@baltimorecity.gov, MaryPat.Clarke@baltimorecity.gov, Kristerfer.Burnett@baltimorecity.gov, andrew.green@baltsun.com, jay.judge@baltsun.com, sam.davis@baltsun.com, Anne Tallent <atallent@baltsun.com>, trif.alatzas@baltsun.com, sahand.yazdanyar@baltimorecity.gov, "Castagnola, Michael F." <Michael.Castagnola@baltimorecity.gov>

Good Morning Chairwoman Middleton!

We hope you and all of the council and members and the media have had a great holiday weekend.

We are trying steadfastly to inform as many folks as possible of our **PAY the TAX, get the FACTS** effort. We're including the media with the hope for some coverage soon, and thus, the wide distribution list.

As a newbie to this outreach, I will make some mistakes along the way and forgive me if I've done or said anything that was not helpful. Any suggestions you have are greatly appreciated.

As promised, it's been a busy week!!!

Please add this **NEW** testimony to the legislative record for consideration in the upcoming Worksession on September 13th.

Briefings

We have completed briefings with all committee members on this **PAY the TAX, get the FACTS** initiative with phone conversations including everyone: Eric Costello, Jack Young, Sharon Middleton, Leon Pinkett, and Ed Reisinger. We have also briefed many other council

staff members who have exchanged messages with their district councilman or councilwoman. We highlight a briefing with the Mayor (see below).

We want the record to show that we have done as much as we can in our outreach and requests to work together. We would still love the opportunity to meet with you and discuss any aspects of our short-term housing issue in Baltimore.

ACTION ITEM based ON BRIEFINGS

The feedback we've gotten has all been very positive. Folks really want to know more about our short-term housing issue and how it is effecting Baltimore and what we plan to do about it.

In order to brief the larger community, we will have contracted for a professional informational, explainer video coming out next week. Please let us know if you'd like to preview the script before we publish. Our goal is to pitch to media outlets and everyone we can in Baltimore who is concerned about this issue.

Please also reach out to me directly if you would like to follow up about anything. Patrick Campbell 410-245-3558

Weekly Updates

GoPetition: https://www.gopetition.com/petitions/paytaxgetfacts.html (157 more signatures since last week)

Comment of the week from Heather Berlett on 5902 The Alameda, Baltimore, MD 21239
I support this petition to stop City Council's currently proposed regulations & restrictions on Short Term Rentals. The proposed tax will benefit the City! STOP THERE! Are any of the hypothetical problems, that have been trumpeted by the hotel industry, actually evidenced anywhere in Baltimore? What? Where? We want evidence. Government over regulating & restricting a self regulating, self limiting industry is regressive. That is the opposite of what will bring residents & businesses back to Baltimore.

Quick Note: While attending our Taste of District 1 event this past week, I was able to talk to our Mayor, Catherine Pugh. I had a copy of the proposal with me on my tablet and asked her to read through this section and our 3-phase plan for your review:

Goals for Baltimore as a Community to Address the Potential Issues

- Demonstrate to all constituencies that Baltimore is addressing its short-term housing issues with a balanced and thoughtful process that is welcoming of feedback and does not denigrate any specific constituents as bad actors
- Prioritize tourism and pride in a revitalized Baltimore with a welcoming atmosphere that embraces innovation of its community members and attracts investments from multiple types of investors who have integrity for the best interests for all Baltimore citizens
- Provide as many options for visitors, tourists, and professionals for housing to fit evolving needs without favoritism for any one provider and with fairness and a positive influence on any neighborhood
- Serve as a flagship model for an urban legislative process that embraces innovation, new technologies, and a spirit of cooperation and neighborliness instead of regulatory oversight and hard-to-enforce criminal violations and make the legislative process ongoing rather than definitive

After she read through the goals of the proposal, we had a nice converstion about modern legislation that is responsive to the communities where they are applied. It is important to get all the feedback and design legislation that is more of a continuously delivery model rather than static, which is not able to respond to emerging economic issues and other concerns like safety and a welcoming tourism industry.

DATA for Analysis

Here's some real data that we can consider when working through legislation.

The last few columns show cities similar to us in population in the United States.

We are unfortunately are the only one reporting a decline in population.
Source: https://en.wikipedia.org/wiki/List_of_United_States_cities_by_population

24	Nashville[14]	Tennessee	667,560	601,222	+11.03%	475.9 sq mi
25	Memphis	Tennessee	652,236	646,889	+0.83%	317.4 sq mi
26	Portland	Oregon	647,805	583,776	+10.97%	133.5 sq mi
27	Oklahoma City	Oklahoma	643,648	579,999	+10.97%	606.3 sq mi
28	Las Vegas	Nevada	641,676	583,756	+9.92%	134.4 sq mi
29	Louisville[15]	Kentucky	621,349	597,337	+4.02%	263.5 sq mi
30	Baltimore[16]	Maryland	611,648	620,961	−1.50%	80.9 sq mi
31	Milwaukee	Wisconsin	595,351	594,833	+0.09%	96.2 sq mi
32	Albuquerque	New Mexico	558,545	545,852	+2.33%	188.2 sq mi
33	Tucson	Arizona	535,677	520,116	+2.99%	230.8 sq mi
34	Fresno	California	527,438	494,665	+6.63%	114.4 sq mi
35	Sacramento	California	501,901	466,488	+7.59%	97.9 sq mi
36	Mesa	Arizona	496,401	439,041	+13.06%	137.9 sq mi
37	Kansas City	Missouri	488,943	459,787	+6.34%	315.0 sq mi

What will be the net effect of restricting Airbnb and other platforms with this current bill?

Will the work we are doing increase or decrease our population and tax payer base?

When we consider this data, we need to promote transparency, do more good than harm, gather a lot of community feedback, encourage study and experimentation, and address regulatory overhead and overlap.

In support of the PAY the TAX portion of our initiative, we summarized this data from surrounding cities and "peer cities" where Airbnb partners with the community to collect the occupancy tax and where they don't.

Short-Term Housing Definition	Tax
Nashville, 30 days or less	Colleted by Airbnb 10%
Minneapolis, 30 days or less	Host submits
Montgomery County, 30 days or less	Host submits
DC, 90 days or less	Colleted by Airbnb 14-18%
Philadelphia, 30 days or less	Colleted by Airbnb 16%
Pittsburgh (Allegheny County), 29 days or less	Colleted by Airbnb 14.75%
Alexandria, 29 days or less	Host submits
Blacksburg, 90 days or less	Host submits
Cleveland, 30 days or less	Collected by Airbnb 8.75%
Tallahassee, Under review	Collected by Airbnb 14%

*When the host submits, the community must then create a system for hosts to track and remit

Happy to discuss any of these issues and our proposal: https://docs.google.com/document/d/1qs3i2Z1oRPcQlnUXX2F2BWWCcpnKpqPLSwHITXDZNnM/edit

The MOST IMPORTANT CONCERN IS THAT WE HAVE IS THAT WE WANT TO WORK WITH YOU TO GATHER THE FACTS AND PARTNER!!!!

PLEASE LET US HELP you and let us know what we can do to be more helpful.

LETS NOT CONSIDER this as RESISTANCE but rather a HELPING HAND.

Thanks!

PAY the TAX, get the FACTS

Vote NO on Short-Term Housing Bill Regulations and YES on Tax Revenue

Published by Patrick Campbell on 1st Aug 2018

PAY the TAX, get the FACTS:

The Baltimore City Council is considering a bill that will impose new regulations for short-term housing in Baltimore City.

Much of the bill is drafted based what other communities are doing across the country including New York, San Francisco, and Chicago. They have also took into consideration Montgomery County and Prince George's county. Although some of of these approaches can be helpful, we need an approach to our city that is tailored more specifically to our needs in Baltimore after more research.

As one legislator put it, "If a local regulation is necessary to protect the public or minimize nuisances, then those regulations should apply to ALL HOUSING—regardless of whether a home is rented out or not. As technology continues to change the ways people live, work, and travel, state policymakers need to be on the lookout for local policies that stand in the way of economic progress."

We're not saying that is the answer by no means but just further evidence that this bill and it's consequences should be studied much further or not put in place at all. .

In the meantime, let Airbnb collect an Occupancy Tax that can include sales and use tax, typically a room or hotel tax from guests to improve our tourism and infrastructure.

We, the undersigned, believe that a "Occupancy Tax" administered by Airbnb for short-term housing in Baltimore is the best alternative for the Baltimore City Council to consider instead of passing the current COUNCIL BILL 18-0189 with or without amendments at this time.

The COUNCIL BILL 18-0189 is very cumbersome with regulations and policies that will have many unintended consequences for small businesses, local families, and tourists.

While adding more bureaucracy to the city for inspections, compliance, fines, and administrative overhead, there is almost no evidence of short-term housing issues from Baltimore Airbnb properties that are owner-occupied. Some have been identified for non-owner occupied rentals.

As other cities have done, we need to consider district-specific data by doing community-based online surveys if necessary and advancing a bill that addresses the concerns fairly and with the least amount of disruption for what is identified as working well now.

Through the course of gathering data, we want the council to adopt a three-phase approach:
Phase 1 – Collect the Revenue – Immediately
Phase 2 – Registration and Control of Noise and Nuisance
Phase 3 – Implementation of Short-Term Housing Restrictions
The proposal has been submitted to the City Council working committee for this bill.

#	First name	Last name	Email	Address
1	Patrick	Campbell	patrick.campbell.dc@gmail.com	2322 East Baltimore Street
	Let's go!			
2	Ashley	Watson	ashwatson@gmail.com	
	Fells Point AirBnB host.			
3	Lauren	Lamon	laurenlamon@yahoo.com	613 South Kenwood Avenue
4	Michael	St Clair	stclair@messydesign.com	3310 Foster Ave
	Please reconsider this legislation.			
5	Mike	Kulyk	mikekulyk@yahoo.com	
6	Daniel	Baldwin	thedanbaldwin@gmail.com	2622 Fleet Street
	This should be decided on by the people of Baltimore and therefore, be made a referendum.			
7	Richard	Anderson	Richard@tulipclothing.com	7 N DUNCAN ST
8	Vincent	Delorenzo	vincent33@gmail.com	100 harborview 1006
9	Michelle	Shaw	michelle.shaw@gmail.com	807 Park Ave
10	Suzanne	Cox	suzannevalaitis@gmail.com	2417 Bauernschmidt Dr.
11	Marc	Braun	marcbraun@mac.com	1008 Hollins st

#	First name	Last name	Email	Address
12	Jenna	Klempay	jennaklempay@gmail.com	3239 e baltimore st
13	ROBERT	EASTON	rgeaston@gmail.com	3337 Moravia Rd, 20
14	Andrew	Reitz	adreitz87@gmail.com	811 S Decker Avenue
15	Brent	Fuller	brentlfuller@yahoo.com	445 Hand ct
16	Paul	LaFranchise	lafranchisep@sec.gov	1525 W Lombard St
17	Wesley	White	wesleywhite.w@gmail.com	
18	Andrew	Fleck	fleck.baltimore@gmail.com	19 S Broadway, 2R
19	Megin	Renaud	mdrenaud@verizon.net	2219 E. Baltimore St.
	Air Bnb is one of many tools that allows people to use the resources in hand to further their worthwhile goals. it also further the goals of the city by attracting people to come			
20	Erica	Goretzki	erica@akroncdar.com	2 Hopkins Plaza
21	Michael	Wood	m.wood1114@gmail.com	2209 Mullikin St
22	Joshua	Zealor	jzealor@gmail.com	1 east chase street
23	Kathleen	Orr	kathleen_orr@hotmail.com	115 S Washington
	Taxes on Air BnB is a great revenue producing idea			
24	Darren	Wright	darrenwright14@gmail.com	737 Harvey st
25	Jesse	Salazar	salazar.jesse@gmail.com	24 E PRESTON ST
26	Brian	Acquavella	brianevella@gmail.com	1618 Belt Street
27	Sarah	DiAntonio	diantonio.sarah@gmail.com	1041 Saint Paul St Unit 2
	The availability of affordable AirBnBs is often a big part of what brings a tourist to a city. I was recently considering a trip to Boston, but couldn't find an appropriate AirBr staying in unhosted AirBnBs because you get to feel/live like a local for the duration of your stay. Last summer I wanted to rent out an AirBnB in town for my sister's bache and spent our money there. Shutting down AirBnB's shuts down tourism in our city. If anything, we need more hosts that can act as embassadors for Baltimore.			
28	Stephanie	Loughran	smuell21@gmail.com	1835 S HANOVER ST.
	No to short-term housing regulations!			
29	Ryon	Cahill	ryon.cahill.517@gmail.com	1813 Westphal Pl
	This measure will only hurt the people in the city and help only the hotel companies.			
30	Rachel	Feldman	Rachfeldman@gmail.com	1244 w 37th st
	More study is needed before voting on the bill in it's current form. As an owner occupied airbnb host I have countless examples of wonderful guests who help make the city			

#	First name	Last name	Email	Address
31	Kasia	Brodka	kasiabrodka@hotmail.com	1720 Olive St.
	I love living next to a house who hosts STR (short term rentals). The property is kept really clean, nice, updated. We enjoy meeting and giving advice to new visitors who are r neighborhood looking nicer then the LTR (long term rentals). We are having constant issues with LTR who are there for 1 maybe 2 years max before they move out. This is the			
32	Nina	Wroten	nidesing@mail.ru	24912 back creek
	Benefits of attracting different types of tourists, that otherwise won't stay in a hotel, are enormous for city and it's small businesses. Regulations that regulate noise, good cond			
33	Ford	Torney	ford.torney@gmail.com	1714 Light Street
34	Jennifer	C	blackmic@hotmail.com	Wellham Ave
35	Mageline	Kelley	magelinek@yahoo.com	100 Harborview Drive
	I'm primarily living in Delaware, but live half the time in Baltimore, so I have an interest in this issue			
36	Ronald	Monk	ron.monk@monumentsothebysrealty.com	402 Folsom Street
37	Lisa	Williams	lisa.rudolph19@gmail.com	2111 E Pratt St
38	Victoria	Raabe	Victoria.Raabe@gmail.com	2425 Eastern Ave
39	Lorraine	Dean	ltdean2003@hotmail.com	1032 McDonogh St
	As a homeowner and voter in local elections, I am opposed to the legislation as currently written. As written, it comes across as an unecessary administrative burden on the hor should be completely exempt from the license and instead this legislationg should focus on defining the difference between a hotel and short term rental. While it is reasonable from unused space in the home. The licensing process as written does not offer any additional protections for consumers or short term renters, and benefits neither homeowner more fair alternative. The City can collect its revenue while preventing barriers and subsequent disparities in who may rent her home.			
40	Stephen	Williams	sewilliams20@gmail.com	2111 E Pratt St
41	Jean	Pula	jppula@gmail.com	3031 Eastern Avenue
42	Mark	Moylan	m_moylan@yahoo.com	1917 e Lombard st
43	Dan	Dotter	ddott1987@gmail.com	926 S Belnord Ave
44	Jeff	Tomecek	53BohumirDrab@comcast.net	42 N Patterson Park Avenue
45	Deanna	Tonsor	dtonsor@juno.com	107 E Gittings St
46	Jeff	Andersen	andersen.jeffs@gmail.com	1249 Riverside Ave
47	Mike	Christy	mikec60@gmail.com	18988 Choctaw
48	Edward	Klopp	Jkloppie@yahoo.com	116 Fittings st
49	Brenton	McGill	trent.steiner@gmial.com	3317 Foster Ave
	Stop trying to stifle what is good for consumers.			
50	ilya	altman	ilya.altman@gmail.com	238 s chapel st

#	First name	Last name	Email	Address
51	Samin	Alam	samin881@yahoo.com	
52	Larry	Housman	lshousman@netzero.com	1278 battery ave
53	Thomas	Dawson	thomas.dawson@comcast.net	1729 Jackson st
	I know people that rent via Airbnb. It is not only additional income for them, but also for surrounding local businesses that the visitors might not patronize if staying at a dow			
54	Tony	Menendez	tmenendez23@gmail.com	514 s. Lakewood ave
55	Stephanie	Ainsworth	steffainsworth@gmail.con	2030 Bank Street
56	Michael	Barrett	mikeonstpaul@aol.com	1001 St. Paul Street, #9D
57	Garrett	Schiche	gcs33@hotmail.com	1302 Jackson St
58	Philip	Goldberg	PhilipS.Goldberg@gmail.com	
59	Cory	Luquet	coryluquet@gmail.com	206 E Lanvale St
60	Derek	Court	derekcourt@yahoo.com	108 E Gittings St
61	Michele	Gleason	abitooc@gmail.com	3700 San Martin dr
62	Thuy Linh	Nguyen	thuylinhnguyen88@gmail.com	2316 Ashland Ave
63	Erin	Stamos	erinmelina@hotmail.com	2711 N Howard St
64	Brian	Pomento	bpomento@gmail.com	
65	Dawn	Marsiglia	dawndawsey@yahoo.com	2207 e Baltimore st
66	Cara	Frye	carafrye1@yahoo.com	20 N Patterson Park
67	Kerri	Cardello	kerrinckendree88@gmail.com	200 s. Patterson Park Ave.
	This is crazy that anyone thinks it's OK to regulate small business like this...shame on you.			
68	Jonathan	Koscianski	bravojonny15@gmail.com	516 S Madeira St
69	Scott	Eggleston	egglest3@yahoo.co	18 s. Patterson Park Ave,
70	Tarrell	Harrel	tharrel@gmail.com	
71	Katelyn	Falk	katelynbfalk@gmail.com	429 Pine St
	We enjoy using air bnb and are using it for this visit!			
72	Victor	Schriefer	sschriefer@gmail.com	122 S Parrerson
73	Kfir	Catalan	kfircatalan@gmail.com	Po box 13264

#	First name	Last name	Email	Address
74	Ellen	Walter	walter245@gmail.com	493 criswelldrive
	Yes to tax petition			
75	Kate	Leitkowski	queen.icyday@gmail.com	
76	Lorie	McCarthy	loriegraffius@gmail.com	1520 Hornbeam Dr.
77	Will	Sutton	suttonwjr@gmail.com	lombard st
78	Rebecca	Bors	rbors311@gmail.com	43 s stricker
79	Shandra	Dohoney	sdoh0509@gmail.com	1313 N. Calvert St
80	Ronald	Campbell	ron@rvcampbell.com	109 Lewis Brook Road
81	Hannah	Tsiopanos	hannahtsi@gmail.com	517 Cathedral St
82	Kristen	Zoli	kzoli722@gmail.com	1101 north calvert st
83	Lenny	Johnson	lennyj1914@gmail.com	
84	Beth	Braun	bethabraun@yahoo.com	12 collington
85	Boomer	Kennedy	boomerkennedy@icloud.com	2314 E Baltimore St, Second Floor
	The ARBNB in my neighborhood has been a trigger for a stronger sense of neighborhood unity and just joy. I've met interesting visitors but better than that is the owner is now			
86	Beatrice	Paris	bparis@gmail.com	614 N castle
87	Chris	Johnson	clrjohnson05@outlook.com	18 n collington ave
88	Heather	Ausmus	heatherausmus@gmail.com	18 n collington ave
89	Michele	Doucet	michele_doucet@hotmail.com	2322 East Baltimore Street
	This program is so great Baltimore needs it!!			
90	Ilene	Cervantes	imcervantes8@gmail.com	2122 E Lombard St
91	Besu	Tadesse	besufekad.tadesse@gmail.com	9408 Penshurst Ct
92	Del	Calibuso	adelfobc@me.com	6534 Rosemont ave.
93	Victor	Oliver	victoroliver18@gmail.com	1002 N Eden St
	I vote no on the short term housing bill			
94	Nadezhda	Isaenko	smeta_stroika@mail.ru	2332 East Baltimore Street
	Good luck!			

#	First name	Last name	Email	Address
95	Caroline	Ames	carolinepames@gmail.com	2141 e Fairmount ave
96	Katie	Vaselkiv	katievaselkiv@gmail.com	2826 E Baltimore St
97	Richard	Ames	garrettal@gmail.com	2141 e Fairmount ave
	We use it all the time and love it. It's the only way we travel			
98	Sheyna	Mikeal	sheyna06@gmail.com	6101 eastern pkwy
99	Kneisha	Mcclinton	gurly_baller25@yahoo.com	890 Lowe rd
100	Ebony	Mincey	ebonymincey30@gmail.com	612 glenrock
101	Shanny	Santana	shantanises@gmail.com	7018 marietta
102	Vernon	Long	vernonlong92@gmail.com	612 glenrock
103	Falema	Graham	fgraham.pr@gmail.com	3303 Dolfield Ave
104	Jared	Penoyar	jaredpenoyar@gmail.com	1323 Covington st
105	Colin	Penoyar	cpenoyar@yahoo.com	Baltimore
106	Melanie	Milazzo	melanie_milazzo@hotmail.com	1300 St. Paul St
107	Alcinda	Van Deursen	cindamae@gmail.com	405 S. Ann Street
	Research and study before action, please.			
108	Neil	Campbell	neilinpaemail@yahoo.com	493 Criswell Drive
109	Ryan	Fehr	rfehr613@gmail.com	511 S Lehigh St
110	Sara	Mix	Smix66@yahoo.com	827 N. Charles St., Apt. 3R
111	Kimberly	Citizen	kim.citizen@gmail.com	618 Ploy St
112	Rumen	Kostadinov	rkostadi@gmail.com	Luzerne
	No to additional rules that make running an airbnb near impossible. Yes to 9.5% tax collected by airbnb and remitted to city of baltimore to improve tourism.			
113	Kim	Beaudry	beaumac2@comcast.net	
	I rely on Airbnb for affordable places to stay when travelling and find the experience so much more enriching than staying in hotels. I would not mind paying a tax.			
114	Nicole	Erby	nerby14@gmail.com	14 S Robinson St
115	Mag	Sabo	leatherseams@gmail.com	1145 Dexter St
116	Damien	Reed	dnreed08@gmail.com	1325 w Fayette st Apt 1, 1

#	First name	Last name	Email	Address
117	Tracy	Kreidler	TracyKreidler@gmail.com	912 Ramsay St
118	Stephen	Trombetti	svtrombetti@gmail.com	624 S Paca St
119	Elizabeth	Stoko	elstoko@icloud.com	2916 east Baltimore st
120	Lennie	Moore	vanburen4648@gmail.com	55 M Street NE
121	Miriam	Vitale	miriam.vitale@gmail.com	152 W All Saints St
122	Randi	Smith	2rands@gmail.com	
123	Gail	Mason	gailinsrilanka@gmail.com	
	Airbnb provides a home atmosphere and an opportunity to experience the culture and traditions not provided by the impersonal atmosphere of hotels			
124	Biffrey	Braxton	biff.braxton@gmail.com	618 Ploy St
125	Graceann	Cummings	pianoann88@gmail.com	1736 12th ave. S
	Thank you listening.			
126	Eric	Broman	bromane@nwattorney.ney	1908 E. Madison
127	Edward	Bendetti	edbendetti@live.com	813 S. Bond Street
128	greg	Hadjian	greg.hadjian@gmail.com	1627 Shakespeare Street
	No on Short-term regulations and yes on tax.			
129	Joe	Tirone	joetirone@yahoo.com	1500 Maywood Avenue
130	Devin.	Fellman	devin.fellman@gmail.com	2322 East Baltimore Street
131	Kara	Warren	karalwarren@yahoo.com	2314 East Baltimore Street
132	Theodore	Chilcote	tchilcote@gmail	1700 S Charles St
133	Arche	Carwell	datchefboyarche@aol.com	3211 kingsley
134	H	Chil	hchil@yahoo.com	326 Tryon rd
	Keep Airbnb small			
135	Matt	Smith	matt6532@gmail.com	
136	Callie	Vislay	callievislay@gmail.com	1121 Charles view way
137	Jermaine	Ladson	jermaineladson@yahoo.com	1618n Milton ave
138	Elizabeth	Williams	elisabeth.anne.williams@gmail.com	2419 Meadow road

#	First name	Last name	Email	Address
	Airbnb is way better than hotels that are way over priced and it is not ok for hotel lobbies to sway public opinion that to make more money			
139	Anastasai	Lehukey	alehukey@yahoo.com	217 S Durham St
	I would prefer living with a familiar host or referral than spending my money on a hotel and not knowing what I get			
140	Christina	Costill	cmcostilll@gmail.com	918 south hanover
141	Rob	Benning	rbennlax@gmail.com	918 south hanover
142	Robert	Boyer	boyer.bob@gmail.com	103 West Hill St
143	Jose	Ruano	ivanruano@msn.com	10731 Bear oak ct.
	No on short term housing bill regulations and yes to tax			
144	Kimberly	Wiggins	patparkkim@gmail.com	157 N Milton Ave
145	Justin	Myers	jmyers961@gmail.com	1501 Guilford Ave
	I strongly say NO!			
146	Ernest	Gallo	cigallo10@aol.com	
147	James	Digirolamo	jd@lnf.com	2300 East Baltimore Street
148	Gerald	Charlwood	utoocanscar@aol.com	415 South Dallas St
	WE vote for taxes on Air BnB but no restrictions on numbers of nights etc.			
149	Leslie	Dell	lesdell@verizon.com	120 S Gilmor
	I live nextdoor to a home that is used for a short-term rental Airbnb and I have had no issues and the neighborhood has been great.			
150	Lauren	Brady	labrady1984@gmail.com	3836 Calmont
151	douglas	koschalk	doug@elementalwork.com	779 w ostend st
152	Daniel	McCauley	greenvandan@yahoo.com	2614 washington blvd
153	Margaret	Winters	winters.mar@gmail.com	5703 Rockspring Road
154	Harold	Johnson	anonymous@gmail.com	415 Clinton St
155	Steven	Williams	sawilliams0526@gmail.com	2322 East Baltimore Street
156	Angela	Young	ohtheangie@aol.com	7907 Riverdale rd
157	Spiro	Papaniks	spiro2k6@gmail.com	9110 Abigail drive
158	Alli	W	allikatwin@aol.com	4345 York Road

#	First name	Last name	Email	Address
159	Ryan	Schulz	ryan.schulz31@gmail.com	
160	Bryant	Fludd	bfludd927@gmail.com	105 courtland woods circle
161	John	Iannucci	jginoiannucci@gmail.com	4447 bucks schoolhouse rd
162	Jes	Whiteford	jeswhiteford@gmail.com	4447 bucks schoolhouse rd
163	William	Jones	wigout6@yahoo.com	2332 E. Baltimore Street
	The proposed legislation is too draconian with the 60-night cap on unhosted short-term rentals. That will shut them all down, depriving small business owners of the investmer is passed.			
164	Carli	Cummins	carliinnc@hotmail.com	3521 Village Dr
165	Kami	Myles	KamiMyles@mac.com	1802 Knight Street, 12
166	Arthur	Love	loveatthur03@gmail.com	255. S Ellwood ave
167	David	Bodycombe	dbodyco2@jhu.edu	614 S. Decker Ave.
168	Victoria	Erbe	victoria@innerharborhomes.com	100 Harborview Dr
169	Susan	Colley	suecolley@comcaste.com	2016 E Pratt
170	Stephanie	fleishman	stephanie2910@verizon.net	3036 DILLON STREET
	I would like the Baltimore City Council to vote NO on Short term housing regulations and yes to collecting the tax.			
171	Miranda	Brady	mirandabrady13@gmail.com	741 east fort ave
172	Austin	Mccrary	mccraryaustin@aol.com	741 east fort ave
173	Michael	DeLorenzo	mikedelorenzo@comcast.net	100 Harborview Drive Residence 1101
	The regulatory concept goes way to far. The hotels do not need protecting. Pass only the tax portion of the bill.			
174	Jamie	Matlock	jmatlock1320@gmail.com	1407 Jackson st
175	Marzia	Mostafa	Zenaisa.95@gmail.com	1630 Whetstone Way
176	Emilie	Dunnenberger	emilie.dunnenberger@gmal	1747 south charles
177	Stephen	Pasquerello	stephenpasquerello@gmail.com	1111 light st
	Airbnb rocks! Thanks for the snax.			
178	Andres	Hartman	ahartmansoccer@yahoo.com	2322 East Baltimore Street
179	Davontae	Rhue	davontae322@gmail.com	2704 east chase st
180	Sandra	Keough	sandrakeough@aol.com	900 E fort ave

#	First name	Last name	Email	Address
181	Jacob	Griswold	jacob.griswold95@gmail.com	101 West cross st
182	Sami	Pollak	samipollak96@gmail.com	Federal hill
183	Rafael	Nieves	gabynievespr@yahoo.com	900 E fort ave
184	Katerina	Neste	kateneste03@yahoo.com	
185	Andrea	Dodrill	andreadodrill@gmail.com	2809 Boston st #236
186	Sam	Neely	wonderboy4040@msn.com	700 Sunhaven Circle
187	Karla	Atherton	pbrr@cox.net	

We need this additional income in order to pay our mortgage, maintain and repair the properties, etc.

188	Gabrielle	Vernier	bric@nurfuerspam.de	Meindlstr. 19
189	Sherena	Holmes	sherena_h@yahoo.com	2322 East Baltimore Street
190	Roger	Asnen	rogerasnen@gmail.com	119 n Patterson park ave
191	Robin	Koutsoures	robin.koutsoures@gmail.com	232 North Oak Park
192	Eugenie	Mukeshimana	Eugeniem@me.com	6224 Ridgeview Avenue

I have been a Baltimore city resident since 2015. Last year, my neighbor's house came on the market as a short sale. We bought the house and moved out of our 1 bedroom s rules we set. We are happy to provide a place to stay for guests who are coming to Baltimore to visit family, for work, for medical appointments, and sometimes to attend fu wanted a home-like environment, be able to sit outside on the porch, cook meals to each other, and just stroll down the street for their routine morning or evening walk. whi The true ambassadors of our wonderful city are these guests. While some guests could do fine in a hosted house, many prefer a non-hosted STR because, like many of us, pr others have difficulty making themselves at home in someone's house house regardless of how big or nice it is. We can all relate to this. I have also had guests who couldn't them options and ability to travel like everybody else. Closing doors to non-hosted STRs will have a negative impact on my ability to afford my home. Beyond this, it will c right by my neighbors. My guests don't only rate me as a host, they rate my neighborhood. They will point out the noise, the rudeness, and other negative issues, equally so, added value to our neighborhood, not a nuisance. My current guest (a traveling nurse) just rented out a long term apartment in our neighborhood because she felt comfortab primarily tourists. Most come for other reasons but add the sight seeing afterwards when time permits. It's therefore to think of Baltimore guests as tourists who may be here out their homes. Our homes are not vacation homes for us. Moreover, it's a grave mistake to design a policy based on hypothetical variables from other cities that are not ev those in a sensible and responsible way to move our city forward instead of setting back. We are gaining a lot from the people who, despite the unfortunate negative images that they are not welcomed in our neighborhoods, and can't be trusted to rent a home and be on their own for a few days? why would they want to come here, spend their m same way, other nuisance from rental properties in the neighborhood are handled. And let's not lie to ourselves, if there is really a long term rental deficit in Baltimore, then let's make greater investments in housing by supporting residents who want to invest in the city they love and already live in to do so instead of catering to big corporations STRs and reforming how this emerging industry operates, however, I am concerned about policies that are not aiming to solve credible existing problems. Let's all collabor have a long term impact on our residents, our investors, local business owners, and mostly our guests and potential future residents of this great city.

193	Nathan	Clingan	nathanclingan@gmail.com	3608 Elkader Rd

While I'm not currently renting out, I absolutely disagree that short-term rentals should be inspected and regulated, or charged a hotel tax. This is NOT a hotel business--the favors hotel magnates.

194	Dahira	Binford	baltimorebinfordbunch@gmail.com	6223 Ridgeview Avenue

This generally impacts all hosts rather than based on research of the impact on local business. We propose doing surveys and conducting district-specific data that addresses

195	Harold	Hampton	haroldhamptonjr@gmail.com	

I am a Airbnb Baltimore based Airbnb host in opposition of the STR bill.

196	Marggie	Skinner	mpskinner3@yahoo.com	49 Ryckman Ave

#	First name	Last name	Email	Address
	We had a wonderful Airbnb visit in Baltimore recently. Spent about $200 in addition to the rent. Probably would not have visited Baltimore if it weren't for the Airbnb.			
197	Carlos	Dohse	carlosadohse@gmail.com	2043 muirfield way
198	Steven	Frazier	stevensjobs@yahoo.com	
199	Peter	Fellman	peter_fellman@yahoo.com	6108 wooden st
200	Neil	McAllister	halfnec@aol.com	115 N. Wayne St
201	Mark	Lancaster	lancasmd@yahoo.com	2320 east Baltimore
202	Amanda	Krow	amandakrow@comcast.net	2322 East Baltimore Street
203	Kelli	Lavery	laveryk7@gmail	2205 e baltimore
204	Ashley	Weckbacher	ashweck@gmail.com	
205	Andrew	Lewine	andrewlewine@hotmail.com	
206	Carl	Kuehling	carlkuehling@yahoo.com	1001 St. Paul Street
	Have AirBNB collect the tax and they pay the city.			
207	Joe	Medpal	medpal@optonline.net	It
208	Jeffrey	Toran	jefftoran@gmail.com	446 elder trail
	We support abnb and agree decisions should be fact based			
209	Nichole	Turner	courtken@msn.com	120 summit ave
210	Joe	Ostrosky	joeostrosky@gmail.com	2322 East Baltimore Street
211	Tj	Desmond	wcmrugby15@icloud.com	817 N Charles
212	Lisa	Sinnwell	lisavthompson@yahoo.com	1805 n 23rd Ave w
213	winnie	Plummer	winnieplummer@gmail.com	7420 S Steele Circle
214	Troy	Patterson	troylpatterson@gmail.com	1836 Metzerott Road
215	William	Holte	williamholte@live.com	1212 Grenox Rd
216	Catherine	Grogan	cigrogan@aol.com	622 s. Milton ave.
217	Jelena	Mijanovic	jmijanovic@yahoo.com	500 BUdd Rd.
218	Bonita	Brown	bbbrown@gmail.com	123 N St
219	Abigail	Tryon	atryon21@gmail.com	1733 south charles

#	First name	Last name	Email	Address
220	Delia	Oldak	oldakdelia@gmail.com	902 light st
221	Shaynaye	Franklin	shaynayefranklin@me.com	3503 Mactavish Ave
222	Chris	Turner	christopher.s.turner@gmail.com	10216 Owen brown road
223	Dez	Patterson	dcpatterson1@yahoo.com	1017 E Randall street
224	Maria	Pashupathi	mpashji@gmail.com	
225	Tessa	Bonnstetter	bonnstetter@gmail.com	4 e henrietta st
226	Diane	Desimons	none@gmail.com	500 Harborview Dr
227	Cara	Lofaro	anon@gmail.com	1111 Park Ave
	Basic transparency is needed in the development of a regulation.			
228	Joseph	Tuma	joseph.tuma@gmail.com	500 Harborview Drive
229	Gabe	Gee	gabe@email.com	500 Harborview Dr
230	Sal	Al	salall@gmai.com	
231	Xavier	Escoto	escovier@gmail.com	5811 White lake lane
232	Ian	Damm-Luhr	ifdammluhr@gmail.com	
233	Mackenzie	Abate	mackenzie.abate@yahoo.com	
234	Leander	Douglass	leanderd@hotmail.com	340
235	Virgis lukas	lukas	virgislukas@yahoo.com	2124 east Pratt street
236	Tom	clemens	tclemen5@jhmi edy	2023 E Lombard
237	Jewelle	Carter	ewellej@yahoo.com	
238	Helia	Seifikar	heliaseifikar08@gmail.com	6538 hercus ct
239	Neha	Jagannath	nehajagannath@gmail.com	1883 9th avenue
240	Adam	Ahmed	muffindespair+a@gmail.com	3597a Mission St
241	Clarissa	Howison	clarissa.howison@gmail.com	619 Washington Blvd.
242	Kimberly	Lewis	kimberlylewis999@gmail.com	2616 e Fairmount ave
243	Russell	Leone	russellcleone@yahoo.com	1153 Nanticoke Street
244	Pettijohn	Juneous	juneous.pettijohn@gmail.com	3731 D Street, SE 202

#	First name	Last name	Email	Address
245	Anthony	Vincent	narwhal@yahoo.com	
246	stormy	vain	eroticasy@gmail.com	
247	Andrea	Earls	andrea.earls@yahoo.com	1706 R st NW
248	kevan	peabody	TWINKEMP@AOL.COM	983 10th Street
249	Linda	Wilson	linawil@comcast.net	10264 Wetherburn Road
250	Timothy	Poisal	tipoisal@gmail.com	225 1 st NE
251	Jefferson	Mccormack	jkm5096@gmail.com	3805 dunsinane
252	Mary	Defrehn	mary.defrehn12@gmail.com	305 Washington street
253	Dasia	Martin	babydeezzz@yahoo.com	8533 Willow oak road
254	Tykiem	Saunders	wolf26112@gmail.com	156nkenwoodave
255	Adam	Kovars	asdf@gmail.com	
256	Shelly	Baker	shellysblossomshop@gmail.com	1437 monkton
257	Werdah	Mohammad	werdhiii1026@yahoo.com	1001 Myrtle avenue
258	Ava	Springs	missweezybaby2@yahoo.com	606 poplar grove
259	Ariel	Gaines	arielgaines96@yahoo.com	2424 Barnesley
260	Shawnah	Rice	shawnahrice@gmail.com	1002 Hillman st
261	Tanya	Davis	tanyad@his.com	2222 Cambridge
262	Merle	Davison	merle0727@comcast.net	2222 Cambridge St
263	Christopher	Hyde	hydechris@gmail.com	206 E Chase Street
	We are taxed enough. I pay over $5000 in property taxes and close to the same in local City taxes. I should be free to share my house with whomever I please- the city has no r			
264	Stephen	Spartana	stephen@spartana.com	6706 Selkirk RD
265	Matthew	Hirschmann	matthirsch@aol.com	
266	Honora	Laszlo	honoraprice.virginia@gmail.com	1712 N. Veitch Street
267	Tom	O'Donnell	todonne3@gmail.com	2324 east Baltimore street
268	Laura	Scott	lscott50@jhmi.edu	2324 east Baltimore st
269	Lana	Sanders-Scott	scotttreefarms@gmail.com	407 Nick's bend west

#	First name	Last name	Email	Address
270	Ayanna	Ferebee	ayannaferebee@gmail.com	111 s.Gilmor st
271	Raymond	Ferebee	raymondferebee@gmail.com	3218 Belair
272	Gianna	Jones	giannajones@gmail.com	111 Gilmor st
273	Sandesh	Burlakoti	franklampard257@gmail.com	1107 meridene drive
274	Timothy	Silcott	loboojosazules5@gmail.com	2017 St. Paul St
275	DLR	Price	dlrprice@gmail.com	1936 w Fayette st
276	Devin	Demers	devin.demers@gmail.com	118 n Patterson park ave
277	Williams	Aggrey Orleans	etsydudes007@gmail.com	2306 E Baltimore st
278	Victor	Eromosele	victor.eromosele@ymail.com	8403 loch Raven Blvd a
279	Mariela	Sanchez	msanchez@mail.com	E Baltimore st
280	Anita	Zimmerman	abzimmer@juno.com	1402 Hollins Street
281	Corey	Johnson	johnsoncorey88@gmail.com	801 S Milton Ave
282	James	Black	jnrva@hotmail.com	4004 chipstead pl
283	Cortez	White	white.cortez@ymail.com	Evelyn ave
284	Sandra	Adams	slfadams@comcast.net	1001 Saint Paul St - Apt 12H
285	Stephen	Miller	cubby21202@yahoo.com	1001 Saint Paul Street
286	James	Costlow	jcostlow@lonewill.com	7925 Sharpsburg Pike
287	Carlos	Taylor	dccarlostaylor@gmail.com	1833 Kalorama rd NE
288	JOSEPH	HAWKINS	hawk036555@gmail.com	1935 BROOKS DRIVE, 304
	i Vote NO on Short-Term Housing Bill Regulations and Yes to Tax			
289	Judith	Mirkin	judy.mirkin@live.com	10415 113th Place NE
290	Richard	Karoll	rkaroll@gmail.com	141 S. Curley st
291	Patrick	Alban	palban@mac.com	1001 Fleet st
292	Sam	Siprelle	samuelldsiprelle@gmail.com	1428. Catlyn place
293	Kat	Reed	katreed311@yahoo.com	

As a frequent user of Airbnb and hotels, I appreciate the choice to select my accommodations when visiting a city based off my need. Whether in an Airbnb or a hotel I am

#	First name	Last name	Email	Address
294	Lauren	Vergara	laurenadele420@yahoo.com	1617 TRINIDAD AVENUE NE
295	Khang	Nguyen	lovehaven@gmail.com	17700 Hidden Garden Ln
296	Mar	Temple	iop@mail.com	213 s mt vernon
297	Rae	Rossi	rae.rossi@gmail.com	8 S Patterson Park Ave
298	Chris	Schmidt	mobtowngroup@gmail.com	2207 e Lombard st
299	Dana	Kurtz	dkurtz@kurtzlaw.us	32 Blaine street
300	Curtis	Kmiecek	ckmiecek@kurtzlaw.us	Hinsdale
	We come to Baltimore often and would not at all if this measure passes forcing us into overpriced hotels. Chicago il			
301	STEPHEN	RUSSELL	stephen65f85@gmail.com	1640 EAST BALTIMORE STREET
302	Kyle	Brannon	kbrannon@american.edu	701 Lamont st, nw
303	Stephanie	Nsuele	snsuele@gmail.com	
304	Ricardo	Vergara	ricardo.v528@gmail.com	Trinidad Ave NE
305	Tanya	Bobo Lenoci	tbobo99@gmail.com	3306 E Baltimore St
306	Pierre	Lenoci	pierrelenoci69@gmail.com	3306 e Baltimore st
	I would like more small businesses in the area and Airbnb is a treat business model for the area.			
307	Erick	Oribio	erick@erickoribio.com	2111 eastern Ave
308	Madalina	Jiga	maddyjiga@hotmail.com	249 s caste st
309	Philip	Felice	philip.m.felice@gmail.com	249 S castle st
310	Evan	Eskridge	ege807@gmail.com	2127 E Lombard St
311	Sean	Guy	chefseanguy@waterforchocolate.com	1841 east Lombard street
312	Marianne	Kresevich	mariannekr.comesevich@yahoo.com	100 Overhill road
313	Michael	Hylkema	cambridgemass@gmail.com	617 south luzerne ave
314	Tracy	North	tracy_north@hotmail.com	2202 Gough St
315	Mike	Pamphilon	mikepamphilon@icloud.com	
316	Anand	Trivedi	atiunkmail0@gmail.com	1504 Spring Pl, NW
317	Andrew	Johanson	johansona@frontier.com	2307 Eastern Ave

#	First name	Last name	Email	Address
318	Jenny	Hyle	jchyle@gmail	Md
319	Charlie	Summerlin	cmsummerlin@gmail.com	331 s east
320	Jason	Tyler	j3tyler@gmail.com	
	This bill requires further study. In the meantime why not let the taxes benefit the city?			
321	Shyreen	Shafiq	shyreent@aol.com	19006 Sawyer Terrace
322	Eric	Nicholson	ericn443@yahoo.com	3935 S Street, SE #302
323	Jef	Rudolph	rudolphiefl@yahoo.com	828 Sanctuary Lane
324	Daniel	yates	dyates@g1440.com	3946 hickory ave
325	Michael	Ranaudo	michael.ranaudo@g1440.com	2214 Cambridge Ave
326	Garrett	Von Keeling	grvonk@gmail.com	
327	Adam	Troska	adam.troska21@gmail.com	711 s Robinson st
328	Alison	Hines	alison109@gmail.com	
329	Chad	Hines	chad.d.hines@gmail.com	
330	Ryan	Griffiths	griffmail33@gmail.com	8609 silver knoll Dr.
331	Christina	Smearman	smearmanc@yahoo.com	1211 s Linwood ave
332	Nicole	Kelly	nkelly08@netscape.net	1211 s Linwood
333	Jordan	Bardel	jobardel@gmail.com	1211 s Linwood ave
334	Bryan	O'Donnell	bmodonnell9@gmail.com	603 S Ellwood
335	Hannah	Atk	hatkinson@hotmail.com	951 fell st
336	Jabari	Simmonds	bari4lutalo@gmail.com	3613 elkader road
337	Wellhan	Li	wellli07@hotmail.com	501 E. Baltimore Street
338	Wilson	Li	w.s.l.145@gmail.com	501 E. Baltimore St., 2nd FL
	I decline the Short term housing bill as it is irrelevant. Occupancy tax is acceptable.			
339	Wei	Fu	waynefu.pkuhsc@gmail.com	310 ilchester Ave
340	Tim	Sheahan	emperorawesome@gmail.com	1534 S Hanover St

#	First name	Last name	Email	Address
	I count on the supplementary income from renting out my spare room on airbnb to pay my mortgage, income which would be exceeded by the increased tax on my house. Whi homeowner renting out part of their primary residence when finding a long-term roommate is difficult. Further, the availability of inexpensive, short-term rentals is necessary i moving here, and hotel rates would make an extended stay impossible for them.			
341	Chris	Wulin	cwulin@aol.com	21 montford
342	Carrie	Rushing	rushing.carrie@gmail.com	26 n Lakewood ave
343	Arthur	Love	lovearthur03@gmail.com	255 s Ellwood ave
344	Gabriela	Romero	g_romero@me.com	1915 ePratt
345	Jenny	Lam	jennyl.ny@gmail.com	
346	Dana	Bindra	danabindra@yahoo.com	1011 decker
347	Rebeca	Diaz-Reyes	r.a.diazreyes@gmail.com	
348	Mark	Dutton	markrdutton@gmail.com	922 Stubblefield Lane
349	Barbara	Coleman	free2bcn@yahoo.com	Charles street
	Again... property owner pays property taxes city taxes and a mortgage... to provide financial assistance by " sharing " their space... now to be viewed as a " source of revenue " local businesses.....			
350	Martha	Bernholz	mbernholz@gmail.com	2314 E Baltimore St, #2
351	Gabriel (Bud)	Poole	BudPoole343@gmail.com	212 S. Clinton St.
	Less AirBnBs only hurts tourism don't shoot ourselves in the foot. We have a huge image issue and if we make it tougher for tourist to see the beauty we have then no one win			
352	Danee	Roach	shoniqua_r@yahoo.com	6058 Nancita court
353	Varun	Chaudh	vivsternific@yahoo.com	Heather hill Rd
354	Jo	Keller	kerneway@yahoo.com	3300 Gibbons Ave
355	Antoine	Myers	antoine2515@yahoo.com	7717 cornerstone way
356	Antonio	Clinkscales	clinkantonio@yahoo.com	1632 , Hollins, St
357	Meghan	Clendaniel	megclendaniel@gmail.com	813 Hollins Street
358	Ebonee	Tisdale	etisdale@gmail.com	17 Paula pl
359	Shelby	Muse	shelby70@yahoo.com	1312 Crofton rd
360	Michelle	Holden	michelleholden34.mh@gmail.com	337 South Mount Street
361	Anthony	Brazil	aabrazil1@gmail.com	1307 Lakeside Ave.
	Baltimore is working class city. There are not many corporations here. We need ways to make ends meet. We need Airbnb.			

#	First name	Last name	Email	Address
362	Mike	Daniels	livelesk77@gmail.com	
363	John	Seaback	jwschreven@gmail.com	4555 turkey ave
364	Scott	Haynes	scotty55lax@yahho.com	2001 st. John street
365	Art	Sierra	asierra707@gmail.com	
	Do the right thing			
366	Zachary	Dale	snddale@gmail.com	
367	Austin	Doyle	doyle@emai.com	100 Key Highway
368	Charles	Rooks	crooks183@gmail.com	
369	Chris	Volkmana	cvolkmana1211@gmail.com	4417 Leeds Ave
370	Kelly	Murdock	soccer00@msn.com	36 w wyomissing ave
371	Adam	Meduski	amedus1@gmail.com	740 s Ellwood av
	Do not close down!!			
372	Nazli	Mehrazar	mehrazar_naz@yahoo.com	Borgia
	Don't shot down the Airbnb !			
373	Isidro	Johnson	jisidro64@gmail.com	120 Archimedes ct
	Keep Airbnb			
374	Author	Taylor	actjr2014@gmail.com	120 archimedses ct
375	Margaret	Brown	margaretbrown23@gmail.com	1105 Webb court
376	Albert	Jackson	pastorjackson80@gmail.com	1602 N Hilton St
377	John	Seifert III	johnseifertiii@gmail.com	106 Woodhill Road
378	Albert	Hallivis	realestatewithalhallivis@gmail.com	509 e 38th
	I quit my job 3 years ago to fully run short-term rentals in Baltimore City. I have my entire life savings invested here. And I will be forced to sell my homes, lose money an			
379	Anatacia	Amaya	amaya@gmail.com	3662 Bellfree Unit 8
	Airbnb es mejor en Baltimore			
380	Ana	Cruz	cruz@gmail.com	60407 Balfour Drive
381	Chal	Little	superlativethought@gmail.com	1141 N Old World 3rd St.

#	First name	Last name	Email	Address
382	Glenda	Gentner	ggentarch@comcast.net	2028 Park Avenue
	Airbnb can add a guest tax to the reservation fee paid directly to the City, which is more manageable than adding host taxes. Hosts already pay taxes on Airbnb income recorde			
383	Emily	Adaoag	emily.adaoag@gmail.com	2120 Sulky Trail
384	Nathan	Adaoag	nathanemikye@gmail.com	11719 Jarvis dr
385	Valerie	Cunningham	vlcunni@comcast.net	114 E. Lexington Street
386	Ryan	King	95ryanking@gmail.com	1214 Riverside ave
387	Raymond	Mobley	Raymondblandthe3@hotmail.com	3358 Strickland St
388	Joey	Daswson	luckyreelanglers@gmail.com	310 magothy beach road
389	Rebecca	Greenwald	rebecca712814929@gmail.com	
390	Daniel	Schuck	schuck@ycp.edu	1211 s conkling
391	Erica	Mulford	emulford@ycp.edu	1211 s conkling
392	Tyler	Harris	tharris7000@gmail.com	
393	Sierra	Silva	silvab4gold@gmail.com	1415 Dartmouth Ave
394	Karl	Auer	karl.auer09@gmail.com	500 Harborview road
395	Weimar	Caceres	weimi6@yahoo.com	500 Harborview Dr
396	David	Chiat	dmchiat@udel.edu	106 West lee
397	Claire	Danberg	clairedanberg@aol.com	7 headwater lane
398	Alex	Anderson	alexda2014@live.com	302 south kerr
399	Max	Siskind	msiskind1@yahoo.com	500 Heath street
400	Jessica	Silva	jessica.silva.franks@gmail.com	2310 e Baltimore st
401	Chris	Franks	cfranks4@gmail.com	2310 e Baltimore
402	Lisa	Scott	weegiecat@gmail.com	10616 Hillingdon rd
403	Mark	Taylor	kaizenmann@gmail.com	10616 Hillingdon
404	Myles	Haley	mylesshaley@outlook.com	4522 Weitzel Ave
405	Ashley	Meredith	meredithashley0@gmail.com	234 N Chester St
406	Brittany	Johnson	brittanyj1682@com	1960 Wareham road

#	First name	Last name	Email	Address
407	Malik	Jenkins	malikjenkins@gmail.com	4731 shamrock
408	Denise	Andrews	deniseandrews97@yahoo.com	2832 Parkwood ave
409	Dan	Froehlich	dfroehlich6@gmail.com	2639 Boston St
410	Amelia	Marsden	mia7177@yahoo.com	3500 winding path ct
411	James	Lorgan	jameslorgan@gmail.com	210 soller point
	This is a beneficia to improving room and rate.			
412	Dimitri	Benner	dimadcats@gmail.com	Vorgartenstraße 110
413	Timur	Sabitov	tim7en@gmail.com	Ibn sino
414	Pradeep	Singh	psingh.family@gmail.com	901 N. Monroe St. #701
415	Dennis	Rosensteel	drosensteel@gmail.com	101 JOHN AVE
416	Robert	Mcphersoon	rlmcpherson90@gmail.com	128 n Milton ave
417	Jamie	Walker	jamiewalker.realtor@gmail.com	
418	Claire	Hanway	clairehanway@gmail.com	328 S Duncan St
419	Terrance	Brown	revtbrown@ihofi.com	802 E North Ave
	Airbnb host are putting a footprint on our communities. These regulations would affect host like me, who provide these services in urban neighborhoods. My AirBNB host c			
420	Ondrej	Stepanek	dravecek@gmail.com	
421	Ruben	Aza	azaruben@gmail.com	2720 pulaski highway
422	Chad	Gallagher	chadgallagher2@gmail.com	1207 south clinton
	Airbnb is crucial to tourism to keep costs down!			
423	Jenna	Walters	nanozip1429@gmail.com	20 south Patterson park ave
424	Pedro	Hernandez	adenhernandez1024@gmail.com	3435ravenwood
	Pedrourbina			
425	Jillian	Lansey	jillycool7@aol.com	3039 eastern ave
426	Sue	Straumanis	straumulat@gmail.com	4 North Port
427	Egal	Gorse	oddmanout3000@yahoo.com	
428	Joe	Schiavo	schiavo.joe@gmail.com	155 N. Third St

#	First name	Last name	Email	Address
429	Janet	Kalter	janet.kalter@gmail.com	155 N. Third Street
430	Gretchen	Leslie	grit33@gmail.com	2901 Beverly Road
431	Mati	Pitkanen	matpitk@gmail.com	
432	Stephanie	Boarman	sboarman21@aol.com	2690 Vineyard Road
433	Gabrielle	Weaver	gcweaver91@yahoo.com	2690 Vineyard Road
434	Doris	Harrison	dhrmusuc@aol.com	3151 Euclid Ave
435	Craig	Harrison	craig413@msn.com	101 Sparks St
436	Lisa	Bostwick	21bostwick@sbcglobal.net	1049 Treat Ave
437	Avi	Cohen	chef6601@aol.com	2 Bellinger ct
438	Sherry	Cohen	sherryalyce@aol.com	2 Bellinger ct
439	Leslie	Passman	youngla66@gmail.com	7867 June Drive
440	Frank	Passman	fapassman@outlook.com	7867 June Drive
441	Philip	Gundlach	pgunlach@comcast.net	415 East Hamburg
442	Lois	Schwait	lschwait@gmai.com	2326 East Baltimore
443	Erin	Reinl	erin.reinl@gmail.com	239 S. Duncan St.
444	Joseph	Ackerman	jwackerm@gmail.com	239 S. Duncan St.
445	Carol	Hartke	rateracers@yahoo.com	2334 East Baltimore
446	Alexis	Ellis	chicolex1014@yahoo.com	1321 light pines court
447	Patricia	Quigg-Lee	pqq375@yahoo.com	15301 Beaverbrook Court
448	Tasha	Holland	tashaholland@gmail.com	450 North Patterson Park
449	Maurice	Aye	kingaye87@gmail.com	2323 e monument st
450	Hicham	Ridouane	hicham_balt@yahoo.com	
451	George	Petropoulos	george@gmail.com	1506 bundalk av 2122221
452	Alex	Pappas	alex@mail.com	1419 dansoi str
453	Antonios	Zarifis	antonios@gmail.com	415 dophlin street
454	Kpokpa	Grovogui	kpokpag@gmail.com	2500 Winchester st

#	First name	Last name	Email	Address
455	Charlie	Parks	charlieparks@yahoo.com	1212 Curley st
456	Robert	Yochem	ryochem@gmail.com	
	Please send me a copy of this petition.			
457	Brett	Veitch	veitch37@gmail.com	113 n streeper
458	Matthew	Christianson	matthewcc86@gmail.com	2404 Ken oak rd
459	Andrew	Munera	drew.munera@gmail.com	6925 gibson
460	Bernard	Kulp	kulpsterdaman@gmail.com	203 27th St
461	Alex	Constantine	a.constantine444@gmail.com	3142 fait ave
462	Sarah	Mott	sarah_mott_swims@yahoo.com	7 wyn court
	Save Airbnb			
463	Pat	Szwec	patszwec@gmail.com	611 s Potomac st
464	Jason	Jenkins	jason_jenkins3@hotmail.com	202 Grundy St
465	Marvin	Ingram	marvlingram@gmail.com	3039 Dillon Street
466	Ishan	Kapoor	myishan@gmail.com	157 Surya Niketan
467	Joshua	Gayfield	jgayfield@gmail.com	413 e hamburg st
468	Vinh	Dang	vinhdang86@gmail.com	12518 Bouler Creek Dr.
469	Kemoy	Martin	kemoy.znuce@gmail.com	300 St Paul st apt 914
470	Mariela	Zippert	mariela.i.koleva@gmail.com	517 Cathedral st
471	Joey	McClain	joeymcclain69@gmail.com	618 Ploy St
472	Elliott	Spooner	elliottspooner@yahoo.com	414 S Bouldin
473	Shane	Putnam	shane.m.putnam@gmail.com	103 East Mount Royal ave
474	Jaime	Ramirez	j.ramirez82013@gmail.com	Frederick
475	Rob	Millar	milla4@umbc.com	103 east Mount Royal ave
476	Bret	Williams	ninevolt_@hotmail.com	870 Washington Blvd
477	Greg	Rogers	gmr19732003@yahoo.com	Linwood ave

This is unfair to the tax paying , homeowners, citizens of Baltimore City. This must be defeated! This Illustrates the level of corruption that exists in the Baltimore City Co

#	First name	Last name	Email	Address
478	Calvin	Oren	cal@rollingside.com	106 N. Rolling Road
479	Tonya	Smith	tonyasmith235@gmail.com	501 archer
480	Angela	Reese	areeese@gmail.com	3153 Lindale
	Leave it alone			
481	Ryan	Henry	ryanhenry24@gmail.com	2035 Orleans st
482	Erin	Bishop	erinbishop@gmail.com	10330Lakent lane
483	Jamie	Brenneman	jamie.brenneman@yahoo.com	312 South Carolina ave
	These restrictions are way to extreme for Baltimore			
484	Brittany	Hill	brittanyhill48@gmail.com	35 Western Winds Cir
485	Brian	Brennan	bbrennan@mileone.com	Keenan drive
486	Raymond	Hopkins	rhopkins@kci.com	Md
487	Nicole	Duckworth	nicoleduckworth75@gmail.com	1518 S. Hanover St.
488	Brij	Lal	brijshow@gmail.com	427 Academy Rd
489	Stacy	Rose	stacyrippetoe@yahoo.com	
490	Tia	Wills	tia.reese09@gmail.com	14 strawberry ct
491	Tiarra	Vanderhoef	vaneer87@yahoo.com	1122 Courtney rd
492	Zachary	Matthews	dflosel@gmail.com	
493	Lisa	Jacob s	hjacobs@gmail.com	
494	Elijah	Wright	elijahadrianwright@gmail.com	427 Paradise Ave
495	Rob	Abualrub	abualrub@hotmail.com	754 Wilton farm drive
496	Joe	Matthews	joelmatthews@gmail.com	
497	Laura	Martin	lauramartin@gmail.com	415 Frederick
498	Briona	Britt	bridauty0526@gmail.com	
499	Imo	Iniunam	iiniunam@gmail.com	3380 Dulany St
	#protectsmallbusiness			
500	Jaeda	Jackson	jaedajackson6@gmail.com	2623 sarrington circle

#	First name	Last name	Email	Address
501	P Anthony	Gather	pagaither@verizon.net	3503 Wilkens Ave
502	Kalia	Kinser	kaliakinser@gmail.com	1408 Hollins St
503	Talia	Singer	tali.singer@gmail.com	107 s arlington
504	John	Rienstra	jrienstra1315914@gmail.com	76 s Carrollton ave
505	Dan	Miller	jechoic@gmail.com	1100 Hollins St. Apt. 2
506	Kyle	Cox	kac515@yahoo.com	1100 Hollins St
507	Rebecca	Foerg-Spittel	rkfs89@gmail.com	1316 Eutaw Place
508	Jade	Blauvelt	hazeleyes07xx@hotmail.com	225 n castle st
509	Anita	Rutledge	titarutledge@gmail.com	36 S.arlington ave
	Air b and b encourage people to visit our neighborhoods and possibly buy. I have one 2 doors down and have never had a problem. I would rather them than casual renters w			
510	Jewel	Fedd	jewel_fedd@yahoo.com	3302 McShane way
	Airbnb is great I'm planning a trip and it has been very helpful			
511	Jennifer	Wilt	gardenguru2@verizon.net	26 Tall Tree dr
512	Ron	Baker	rbaker3389@yahoo.com	
	The creators of this petition are being far too generous by conceding so much to the city.			
513	Joshua	Hantz	gn97lesabre@gmail.com	8117 Streamwood Dr
514	Maurice	Blount	mauriceblount@rocketmail.com	4233 viewpoint ln
	I want it			
515	Jennifer	Robinson	jnarndt@yahoo.com	2624 E Baltimore St
516	Isreal	Cook	Israelcook@gmail.com	1920 Park Ave
	Thanks for the help in fighting for us Airbnb owners.			
517	Michael	Austin	Michael8note@gmail.com	232 E 25th St
518	Nair	Branco	reginabrancousa@gmail.com	103 Autumn Flower Lane
	While all taxes go higher and higher in Baltimore with little benefits, residents may loose their homes because they can't afford the high taxes. When preventing owners to Resulting in less income for the city, more taxes default, and richer hotel corporations.			
519	Bridget	Albertson	murphy.ba@gmail.com	1914 Bank Street
520	Heidi	Gabrielson	gabrielsonh@gmail.com	12 Jasmine Dr

#	First name	Last name	Email	Address
521	lynn	Blowers	lynnmpottersonblowers@yahoo.com	315 S Register
522	richard	Dsouza	richard@glutenfreedesserts.com	80
523	Rockelle	Morris	rockellemorris@gmail.com	
524	Edwin	Craft	emcraft@hotmail.com	1328 Webster Street
525	Abe	Tadros	a.tadros@live.com	6631 Baltimore national pike
526	Sean	Ross	seanlross@yahoo.com	6539 woodgreen cir
527	Ron	Dodson	neimo3@gmail	8002 township
528	Hudson	Apotheker	hapotheker@yahoo.com	2438 Barclay St
	I support the culture			
529	Jess	Donnelly	jmichelled12@gmail.com	5145 Morningside Lane
	Airbnb gets people to learn about the culture of their stay			
530	Sahil	Simek	sahil.kumar1914@gmail.com	1700 holaview Rd
531	Tony	Johnson	8cloverwood@gmail.com	211 w. Mulberry
532	Pam	Martz	kenmartz@msn.com	2206 Spring Run Drive
533	Carolyn	Stromer	carolyn.stromer@yahoo.com	812 S. Milton Ave
534	Derek	Court	derek_court@yahoo.com	108 E Gittings St
	This bill doesn't seem well thought out and takes away some of my rights as a home owner. Please consider better options.			
535	Craig	Snoke	edsnoke@aol.com	63 Ave A, 15F
536	Susan	Maley	susancmaley@yahoo.com	1001 St Paul Street
537	Albert	Matos	michatos04@gmail.com	141 N Montford Ave.
538	Annie	Mclaughlin	amclaughlin10@gmail.com	
539	Courtenay	Morrow	uvacourtenay@yahoo.com	2840 Carroll wind dr
540	John	Peffer	jmpeffer@gmail.com	
541	Mike	Coleman	michelcoleman@ren.com	Allentown
542	Nicole	Carter	carter.nicole94@gmail.com	
	Airbnb promotes tourism to Baltimore and is a net good for the city.			

#	First name	Last name	Email	Address
543	Everett	Boyd	everettboyd@hotmail.com	500 Harborview Dr
544	Lasha	Schen	laschen86@outlook.com	Burnt mill
545	Sherrie	Pait	sherrie304@hotmail.com	240 grand st
546	Heather	Damico	heather.measley@gmail.com	14 magnolia ct
547	Lisa	W	lisaw@harborviewmarinecenter.com	
548	Wilton	Strong	westrong@live.com	8053 Bear Creek drive
549	Joseph	Schultz	schult49@gmail.com	1526 Covington St
550	Jeff	Shea	jeffshea495@gmail.com	616 e fort ave
551	Kat	Hutcheon	kchutcheon@gmail.com	
552	Jeromie	Miller	jmillz55@yahoo.com	Rockspring
553	Sylvia	Thies	ssolorio.thies@gmail.com	
554	Bryan	Reed	bt.reed@outlook.com	23 pierside drive
555	Valerie	Streeter	valeriestreeter85@gmail.com	111 West Centre St 1002
556	Harry	Hope	hhope@mail.com	918 P Street
557	Karen	Gaskins	karengaskins196@gmail.com	6225 York rd
558	Rachel	Skolky	SLWedding2012@gmail.com	1603 Jackson Street
559	Stephen	Simpson	scooterjohn99@gmail.com	138 N Linwood Ave
560	Algern	Fletcher	algernfetch@gmail.com	1649 McKean
	I am the front desk clerk 1001 Saint Paul Condominiums and I have nothing but good experiences with my Airbnb tenants. i find it very gratifying to serve people nationally			
561	Carlton	Smith	Carlton360@yahoo.com	1001 Saint Paul Street
562	Michael	Lopresti	mikelopresti5@yahoo.com	1328 S hanover
	Embrace change Baltimore			
563	Marvin	Leazer	marvinleazer68@gmail.com	1654 E Belvedere
564	Dave	Channon	davehouses@hotmail.com	
565	Alison	Hubbard	aliconig@gmail.com	175 Upland
566	Kristin	Thonsgaard	sizzlin_tigress@hotmail.com	261 Robert st

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567	Tory	Mitchell	torymitch@hotmail.com	
568	Erin	Mitchell	froggyone@hotmail.com	5409 bucksaw ct
569	Matti	Rose	mrose793@aim.com	373 Leland Street
570	Casey	Patrick	irish9694@aol.com	18 syca st
571	Lynne	Kraft	lynne.kraft.abs@gmail.com	16 California Ct
572	Mike	Sadek	magdy01@aol.com	Ny
573	Diana	Kobrin	dianakugel@gmail.com	
574	Daniel	Kobrin	dkobrin08@gmail.com	
575	Theresa	Morse	morsetc@gmail.com	52 E. West St.
576	Donna	Dang	dkdang8806@gmail.com	27 s castle st
577	Sarah	Kwak	skwak21@gmail.com	13617 Hayworth Drive
578	Emily	Flores	eflores@jh.ih.edu	418 Washington st
579	Cara	Tenerelli	ctenerel@tulane.edu	2911 Constance Street
580	Jennifer	Hayes	jhayes@jh.edu	418 S Washington st
581	Allison	Coleman	allisonbyerscoleman@gmail.com	154 n Milton ave
582	William	Coleman	bobbycoleman2@gmail.com	154 n Milton ave
583	Ellen	Lovelidge	elovelidge@gmail.com	3322 Beech Ave
584	George	Nelson	georgenelson47@msn.com	2816 Ashland
585	Susan	Carlin	sue.carlin@ymail.com	300 St. Paul Pl. Apt. 1703
586	Brandon	Lytle	brandon_lytle21@yahoo.com	1126 S. Potomac St.
587	Rachel	Ullrich	rachel.ullrich@gmail.com	56 Gerthmere Dr
588	Taryn	Ness	mayuflorgonza@gmail.com	3035 Lynde st
589	Michelle	Banks	jordynk00@yahoo.com	222 e Saratoga st
590	Laura	McNellis	laura.sore@gmail.com	
591	Carol	Robles	roblescarol1@gmail.com	706 William st
592	Sean	Fanning	sfanning122@gmail.com	706 William St

#	First name	Last name	Email	Address
593	Victor	Freeman	victor.e.freeman@nasa.gov	3501 locheam ct
594	David	Muller	dhm001@outlook.com	
595	Ashanti	Johnson	ashantijohnson96@ymail.com	910 southerly rd
596	Sean	Goodrich	sgoodr1@gmail.com	
597	Rachel	Goodrich	stiefem87@gmail.com	Baltimore
598	Nick	Asemani	nickandrova@verizon.net	338 N Charles Street
599	James	Chilson	j_chilson@hotmail.com	8227 Secluded Cove Ln
600	Wanda	Howard	whoward44.wh@gmail.com	203 Lakewood ave
601	Albert	Montgomery	thebullet128@gmail.com	3905 Hayward ave
602	Michael	Meinzer	meinzerm@gmail.com	23 N Bradford St.
603	Bryan	Tucker	bryan.tucker85@gmail.com	23 N Bradford St.
604	Timothy	Green	tgreen4fire@live.com	
605	Janice	Yahner	dreamnclour56@aim.com	517 Cathedral Street
	AirBnB is a valuable thing for people who want to visit a city and really want to see what it means to be a local			
606	Deborah	Ward	bizzybee1014@gmail.com	3241 Fait Ave
	I support the petition. We need more tourism to boost our economy, motivate growth of services, and improve our city's unfortunate and untrue reputation. I use Airbnb ext			
607	Yovan	Gonzalez	yovango@gmail.com	63 Avenue A, Apartment 15F, Apartment 15F
608	Chris	Preisinger	cpreisinger@gmail.com	9215 Hines road
609	Keiller	Kyle	KEILLER.KYLE@GMAIL.COM	36 N LUZERNE AVE
610	Nicole	Flemming	nicole@nextchapter.us	500 Harborview Dr slip 15A
611	Mark	Bernhardt	cheesedb@aol.com	4460woodfield blvd
612	Anna	Stepanova	stepanova100@gmail.com	807 Fairway Drive
613	Brigitte	Buchhammer	brigitte.buchhammer@a1.net	Leegasse 10
614	Dan	Farruggio	thefarrugg@gmail.com	S Ellwood Ave
615	Daniel	Stebbins	asw_group@comcast.net	213 s Collington St
616	Sam	Maina	samsongichuki@yahoo.com	4512 old Court ln

#	First name	Last name	Email	Address
617	Brad	Walling	brad.j.walling@gmail.com	3802 Hickory Avenue
618	Erin	Gellman	meagellman@gmail.com	104 North Beechwood Ave
619	William	Oney	po4277506@gmail.com	104 North Beechwood avenue
620	Natalia	Arias	ariasn19@gmail.com	1105 Scott Street
621	Max	Drescher	madrescher73@gmail.com	
622	Kari	Walling	karisellsbaltimore@gmail.com	3802 hickory
623	Bamikole	Gbangbalasa	bgbangbalasair@gmail.com	4612 Marielle drive
624	Shannon	Jennings	shannonjennings76@outlook.com	1121 stone rd
625	Abebe	Reda	abebereda@yahoo.com	922 Binney
626	Linda	McLinden	lwmclinden@ren.com	3931 Lilac Road
627	Paul	Payton	jahleelking@gmail.com	Gwynns Mill
628	Joseph	Schuetz	joesenergy@gmail.com	20 Teaberry Dr
629	Kamal	Dukes	kamalucky@yahoo.com	1700 E Coldspring Lane
630	Keyel	Wills	tazwills15@gmail.com	1601 E Fayette St
631	Thomas	Gottbrcht	scott.gottbrcht@gmail.com	3103 Beverly Rd.
	My wife and I are expecting a baby, and our AirBnB income is essential to our ability to make ends meet. We both work in the non-profit sector, and the pay is not as good as t right track!			
632	Will	Teague	williamsharkeyteague@gmail.com	1225 w 37th street
633	Katy	Bocchino	kbocchino@comcast.net	108 W 27th Street
634	Charlotte	Murray	erissa72@gmail.com	5504 Elsrode Ave.
635	Chana	Hays	charlottecelliottinc@gmail.com	837 W 36th St.
636	Sarah	Dye	sarahcdye@icloud.com	50 Morgan Rd
637	Jeff	Hu	thu2@uva.edu	435 West 31st St
638	Amjad	Zauher	azauher@gmail.com	1018 union ave
639	Terryy	Shane	tshane212@yahoo.com	2340 Amy park
640	Mel	Lang	melissacoreylang@gmail.com	3236 thames lane
641	Alexander	Sabur	alexandersabur@gmail.com	318 birkwood place

#	First name	Last name	Email	Address
642	Lance	Rachuba	lancerachuba@hotmail.com	1101 Roland heights ave.
643	Chris	Beall	cwbeall@gmail.com	2924 E Baltimore
644	Christi	Green	christigreen1116@yahoo.com	1002 s. Potomac
645	Torbin	Green	torbing@yahoo.com	1002 South Potomac
646	Barbara	Friedland	barrie.friedland@gmail.com	3019 o Donnell st
	Yes			
647	Kendra	Braxton	kbraxton55@gmail.com	900 E Fayette St unit 1543
648	Christin	Sheffer	csheffer321@yahoo.com	Baltimore
649	Grace	Guerrero	grace.guerrero7@gmail.com	2318 e fairmont
	I love AirBnb			
650	April	Smith	maxhorselover@comcast.net	6607 Darnall Rd
651	Megin	Renaud	email@com	2219 East Baltimore
	Being an Airbnb user I have seen first hand the benefit to the owners and the guests equally. The neighborhood benefits with the widespread exposure of a variety of neighb			
652	Jerri	Swisher	jerriswisher@yahoo.com	918 Oldham street
653	dana	kraft	danaakraft@gmail.com	1919 Kelly Ave
	I really don't think host occupied properties should be treated the same way that hotels are in terms of taxes or these overreaching regs. I already pay property taxes and ince			
654	mark	antenucci	markantenucci5@msn.com	701 rosarita drive
	I have family and friends living in Baltimore. Regulations threatening Airbnb options will negatively impact the people living in the city and those of us that enjoy visiting.			
655	Jeanna	Williams	jeanna.k.williams@gmail.com	5714 Highgate Drive
656	Jessica	Payton	jesspayton@gmail.com	9214 Greenwood Lane
657	Mary	Ruffin	maryt.ruffin@gmail.com	291 Bay Shore Avenue
658	Barbara	Williams	bobbisun58@gmail.com	3316 Dubois Place SE
659	Cammie	Griffin	cammiegriffin@hotmail.com	3402 avondale ave
660	Patrice	Jennings	pygarrett@gmail.com	2p35 Aquamarine Terr
661	Brandon	Dorsey	BrandonDiamondD@gmail.com	3631 Washington Avenue
662	Lamont	Long	Llong0930@yahoo.com	28 greenbury ct

#	First name	Last name	Email	Address
663	Quiana	Blake	quianadcampbell@gmail.com	28 Walden Holly Ct
664	Tarrah	Ezell	Tarrah_nicole@hotmail.com	3848 Twin Lakes ct
665	Rosalyn	Johnson	rosalynjohnson.722@gmail.com	
666	Eric	Harmon	eaharmon9@gmail.com	9338 vanguard ct
667	John	Huetsch	jhuetsch@gmail.com	2309 E Fairmount Ave
668	Christina	Lai	Christinaxlai@gmail.com	2309 E Fairmount ave
669	Donna	Tabor	donna.tabor@ymail.com	114 S. Gilmor St.
	My air B&B neighbors are ok....			
670	Rhiannon	Romano	rhiannonromano@gmail.com	3303 woodring ave
671	Charlie	Oharan	chuckfumaster@yahoo.com	1111 Park Ave.
672	Alexandria	Pavoncello	amp72689@gmail.com	85 poplar st
673	Cody	Jones	codyjones47@comcast.net	1212 Constantine court
674	Heather	Berlett	HeatherBerlett@gmail.com	5902 The Alameda
	I support this petition to stop City Council's currently proposed regulations & restrictions on Short Term Rentals. The proposed tax will benefit the City! STOP THERE! Are a Government over regulating & restricting a self regulating, self limiting industry is regressive. That is the opposite of what will bring residents & businesses back to Baltimore			
675	Kameron A.	Robinson	kamdroidr@me.com	414 N Chapel St
	As a creative technologists my perspective on the regulation of Airbnb rentals is that we're slowing down the inevitable. Some of us are thriving off of the opportunity to rent c be throwing salt into the cities own eyes.			
676	Kery	Hummel	keryhummel@verizon.net	1001 Saint Paul St, Apt 10c
677	Krissta	Ross	johnandkrissta@hotmail.com	324 Aspenwood
678	William	Brownley	whbrownley@gmail.com	18 s Patterson park ave
679	Kash	Akhtar	kash@skatngroup.com	1010 Saint Paul, Apt 10-O
680	KRISTEN	RITTER	KRISTENMULLER@GMAIL.COM	449 WHITFIELD RD
	I have been renting out my condo for 2 years. The property I own, since the economic downturn took all the equity. AirBnB has allowed me to maintain the property, while I p penalizing a Baltimore resident.			
681	Michael	Winters	mikew500@gmail.com	1001 saint Paul 2b
682	Rebecca	Crosby	becke3237@aol.com	226 s Madeira st
683	james	Baldwin	sk8orerie@yahoo.com	1715 Baltimore Street

#	First name	Last name	Email	Address
	Please send me more deets			
684	Christina	Moreno	cjmoreno4@gmail.com	622 s Kenwood ave
685	Steven	Beaudry	beaudrysd@gmail.com	2330 E Baltimore St
686	Roscoe	Brunson	rbrunsoniii@yahoo.com	715 Dorchester Rd
	I'm an Airbnb host with two units in Baltimore City. I have had such a wonderful time hosting people from all over the world in my units. When they come, I view it as an op not have come to Baltimore if these units weren't offered. Many of them do not use hotels anymore because they prefer the personal experience. My point here, both hotels a Airbnb hosts from making their places available will restrict the growth of this city. This is my concern. I hope you can consider simply applying a tax to us and increasing th			
687	Melida	Brunson	melida.brunson@gmail.com	715 Dorchester Rd Baltimore
688	Amanda	Glawe	arglawe@gmail.com	1901 banks st
689	Michelle	Torres	shortytorres1971@gmail.com	3718 Mt. Pleasant avenue
	I'm all for it			
690	Maria	Cano	canomaria66@yahoo.com	2981 Cornwall rd
691	Monae	Harcum	monae.harcum22@gmail.com	2927 Pulaski hwy
692	Lindsay	Higham	lhigham12@gmail.com	823 s Decker ave
693	Douglas	Seely	douglasrseely@gmail.com	318 Cedar Grove rd
694	Damon	Holloway	damblackfire@gmail.com	100NorthDallas st
695	Joseph	Nichols	jsnichols@gmail.com	2318 E Baltimore St
696	Linda	Tarnalicki	ltarnalicki@comcast.net	Md
697	Chris	Crittenden	ccrittenden@mail.com	500 Harborview
698	Emily	Diliberto	emdiliberto@hotmail.com	612 Hyson st
699	Chris	Ouellette	christopherouellette@yahoo.com	204 David Drive
700	Terrell	Deminds	rags2riches1984@gmail.com	1814 St Paul Street Apt 2f
701	Jb	Begue	jsbeon7@gmakl.com	
702	Manuel	Albvarez	manuelrealestate@gmail.com	1001 Saint Paul st
703	Zaid	Khoury	khouryzh@umaryland.edu	1001 St Paul
704	Sam	Seif	sam_seif@yahoo.com	
705	Irene	Kasumba	ikasumba@som.umaryland.edu	1001 Saint Paul, 7G

#	First name	Last name	Email	Address
706	Kourtney	Schneibel	klynnschneibel@gmail.com	6806 Moravia park drive
707	Brandon	Davis	mbcs@outlook.com	5115 crosswood ave
708	Jamie	D	heyjamiebakes@gmail.com	634 s. Curley
709	Beonca	Armstrong	ladybeonca@gmail.com	1336 Breoning Hwy
710	Chelsea	Muir	chelsmuir7@gmail.com	
711	Tim	Sperty	sperty@live.com	8105 Dewberry Circle
712	Virginia	Plakas	hottie@yahoo.com	531 S Ann street
	Pay no tax .			
713	Joshua	Georgieff	joshuathebeezkneez@gmail.com	8158 kavanagh Rd.
	Air B&B is the best....			
714	Derek	McGowan	derekofbaltimore@comcast.net	1512 Madison Avenue
715	Patricia	Taveras	mckeithanpatricia@yahoo.com	112 Oakley Dr
716	Noelle	Imparato	noelleimparato@gmail.com	1417 Hollins Street
717	Ilise	Marrazzo	ilisedm@gmail.com	2235 e Baltimore
718	James	Valdez	jpaulvaldez@gmail.com	2235 e Baltimore Street
719	Robert	Grabel	hockey515@aol.com	2153 haring St
720	Carly	Seidman	carly.seidman@gmail.com	36 plaza st e
721	Beth	Frederick	frederickbeth@gmail.com	1590 Lee Av
	Implementation of this bill will have a devastating effect on tourism! Collect tax on these properties. Baltimore needs the tax dollars and tourism.			
722	Lind	Taylor	ltaylor@gmail.com	
723	matt	Malaquias	hazmat@mindspring.com	1019 Cathedral Street
724	Andrew	Gribben	andrew.gribben1@gmail.com	1235 William Street
725	Marjorie	Edmonds	strategicstarts@gmail.com	915 S Wolfe St
726	Tania	McKinney	tjoymckinney@gmail.com	
727	Siona	Glasgow	sionaglasgow@gmail.com	Wakefield
728	Tevin	Warren	tevinwarren@gmail.com	6800 Bonnie Ridge Drive

#	First name	Last name	Email	Address
729	Isaiah	Bell	izzy3494@gmail.com	212 Edgewood street
730	Monique	Dove	equalmediuminc@gmail.com	1230 Fulton avenue
731	Monica	Dove	dovemonica@yahoo.com	Street
732	Milo	Greene	milo.greene@yahoo.com	1515 main Street
733	Kryss	Wilson	kryssartt@gmail.com	111_15
734	Penelope	Kelley	pennymkelley@xn--gmil-1na.com	302 overbook rd
735	Oscar	Cortina	umcortina@gmail.com	1615 Park Ave
736	Joan	Campbell	jjcampbel@aol.com	524 Carol Street
	My son has been doing this and we like to hear all the stories			
737	Jack	Campbell	jcantique@aol.com	524 Carol Street
	He is a chip off his old man.			
738	Eric	Weisz	weiszeric@gmail.com	6109 Moyer Ave
739	Lori-Jean	Vadnais	lorijeanlove@hotmail.com	3113 Glenmore Ave
	I say NO to the passing of COUNCIL BILL 18-0189			
740	Brigid	McDonnell	bgmcdonnell@gmail.com	1001 St. Paul Street
741	Katharine	Peck	kpeck2@yahoo.com	1001 St Paul St
742	Robert	Meyer	robertxmeyer@gmail.com	1100 Hollins St, Apt 7
743	Melanie	Bricker	melbricker@gmail.com	1517 E Fairmount Ave
744	Kathy	Sundy	ksundy@comcast.net	663 Westwood Dr
745	Rebecca	Palmisano	mama_p@hotmail.com	3513 Rosekemp Ave
746	Bernadette	Carolina	bernimani2@gmail.com	2306 e Baltimore st
747	Brittany	richardson	brittanybaby04@gmail.com	8411 billson rd
748	Fei	Daniel	feyedaniel@gmail.com	1232 N Calvert St
749	Mervyn	Daniel	medaniel41@msn.com	1305 Bolton St
750	Ping	Yao	feifaye@msn.com	1216 N Calvert St
751	Chunsheng	Guo	feilucyguo@yahoo.com	1216 N Calvert St

#	First name	Last name	Email	Address
752	Walter	Strack	k@gmail.com	7003 Dunmanway apt c
753	George	Unick	javunick@yahoo.com	25 n collington ave
754	Lara	Bruckmann	larabruckmann@gmail.com	25 N Collington Ave
755	Michael	Wieczorek	mewieczo@yahoo.com	2125 east Baltimore st
	I have no problem w air bnb			
756	Laquana	Harvey	laquana1998@gmail.com	1514Division

--

PAY the TAX, get the FACTS

Johnson Jr., Samuel

From: Middleton, Sharon
Sent: Wednesday, September 05, 2018 4:00 PM
To: Bezdek, Barbara
Cc: Cooper-Miller, Tywanda D.; Johnson Jr., Samuel
Subject: Re: Fund the Trust Act

Your testimony will be added to the bill file for committee review.

Thank you!
Sharon Middleton

Sent from my Verizon, Samsung Galaxy smartphone

-------- Original message --------
From: "Bezdek, Barbara" <BBezdek@law.umaryland.edu>
Date: 9/5/18 2:39 PM (GMT-05:00)
To: "Middleton, Sharon" <Sharon.Middleton@baltimorecity.gov>
Cc: "Cooper-Miller, Tywanda D." <Tywanda.Miller@BaltimoreCity.gov>
Subject: Fund the Trust Act

Barbara Bezdek
58 Olmsted Green Court
Baltimore MD 21201

September 4, 2018

To the Honorable Chairwoman Middleton and Committee on Taxation and Finance:

I am writing to thank you for your work on the Fund the Trust Act, Council Bill 0221, and to ask you to continue your leadership on this critically important initiative to counter the profound disinvestment in our Baltimore neighborhoods that are home to low-income people and communities of color. Baltimore's people need a local and sustained housing funding action plan. The Fund the Trust Act would give our city this essential tool. This need has never been greater. Federal commitments to cities have steadily dwindled over the last decades. Federal housing resources and HUD Secretary Carson's "Making Affordable Housing Work Act" are insufficient, and poorly directed to meet peoples' needs – generally in the US, and right here in Baltimore. Currently, 57% of renters in Baltimore are paying more than a third of their income on rent-- the level deemed unaffordable by the federal government. Tens of thousands pay 50% or more of their income for housing. The Baltimore Metropolitan Council estimates that we need 51,000 new homes affordable to families below 30% of area median income ($27,000 annually for a family of 4). Recent data suggests that 1/3 of all rental properties in Baltimore are considered substandard; many of our fellow Baltimoreans continue to endure hazardous conditions such as lead paint, black mold, collapsing ceilings, and pest infestations.

I know from my work in community development that affordable housing trusts can make the difference in addressing the housing needs of thousands of people not reached by tax credit or other familiar

programs. We need additional tools.

The Fund the Trust Act would raise an estimated $13 Million dollars annually to create, preserve, and maintain affordable housing for city residents at or below 50% of area median income. Funding our city's Affordable Housing Trust Fund would provide housing services as well as capital funds and development subsidy. Over the last 10 years, Philadelphia's Affordable Housing Trust Fund has financed the rehabilitation of over 1,500 homes, generated 4,000 home and accessibility repairs for low income residents, prevented 3,000 evictions, and employed more than 10,000 construction workers. It is anticipated that in Baltimore, $13 million annually would support the development of 6 community land trusts and create or preserve more than 400 affordable housing opportunities each year.

Respectfully,

Barbara L Bezdek, JD, LLM
Professor of Law
University of Maryland Francis King Carey School of Law
500 W. Baltimore Street
Baltimore MD 21201
410-706-8392

UNIVERSITY of MARYLAND
FRANCIS KING CAREY
SCHOOL OF LAW

Johnson Jr., Samuel

From:	Patrick Campbell <patrick.campbell.dc@gmail.com>
Sent:	Friday, September 07, 2018 8:45 AM
To:	Middleton, Sharon
Cc:	Sneed, Shannon; Costello, Eric; City Council President; Bullock, John; Scott, Brandon; Stokes, Robert; Reisinger, Edward; Dorsey, Ryan; Johnson Jr., Samuel; Cohen, Zeke; Schleifer, Isaac; Henry, Bill (email); Clarke, Mary Pat; Burnett, Kristerfer; andrew.green@baltsun.com; jay.judge@baltsun.com; sam.davis@baltsun.com; Anne Tallent; trif.alatzas@baltsun.com; Yazdanyar, Sahand; Castagnola, Michael F.
Subject:	COUNCIL BILL 18-0189 FACTS ARE IN!!! Based on MARYLAND INFORMATION ACT REQUEST

Good Morning Chairwoman Middleton and Happy Friday!

We made a Maryland Public Information Act Request for all testimony ***for or against*** COUNCIL BILL 18-0189 on August 6th. We have received everything to date beginning in February 2018.

Please add this summary testimony (below) to the record for discussion at the Worksession on September 13th.

Thanks!

Patrick Campbell
410-245-3558
Please sign our petition:
PAY the TAX, get the FACTS
Persistent, Professional, and Prolific

Here's a quick summary:

For COUNCIL BILL 10-0189: **Ten (10)**

Against COUNCIL BILL 10-0189: **One Thousand Six Hundred Thirty-Seven (1637)**

Note:

Out of the **1637** letters and signatures agains the bill, there were multiple, lengthy email messages and correspondence from me (Patrick Campbell), Rachel Indek, Matt Durrette, Carl Szabo, and Camille Hammond.

There was a lot of data shared that was not in favor of the bill for many reasons. **17** of the letters were signed copies of the Host Coalition position.

Out of the **10** letters for the bill, half **(5)** of them were written with the exact text below:

I support Council Bill 18-0189 to regulate commercial short-term rental properties. I'm concerned that this growing trend of investors buying homes and operating as unlicensed hotels, often in violation of zoning laws and without any city tax or safety requirements, is reducing the availability of affordable housing stock and raising rents for residents in Baltimore City.

We are counting on the Baltimore City Council to pass legislation to promote true home-sharing while regulating commercial operators of short-term rentals that drive up rental prices and leave neighborhoods transient and less secure. Requiring commercial Airbnbs to pay the hotel tax will also generate $300,000 in new tax revenue for our city.

Please join other cities like San Francisco, Chicago and Montgomery County that have supported similar legislation to promote true home-sharing and regulate commercial short-term rentals. Please support Council Bill 18-0189.

Here's a summary of the analysis:

For Regulations	Position	Against Regulations	Position
Joe Myers	Resident	Matt Durrette	Resident Host
Autumm Rocha	Resident Form Letter	Joeseph Montano	Expedia
Katharine Rylaarsda	Resident Form Letter	Hugh Bethel	Resident Host
Patricia Helfrich	Resident Form Letter	Jeff Wingfield	Resident Host
Kimberly Bruso	Resident Form Letter	Lance Rachuba	Resident Host
Mary Urban	Resident Form Letter	Carl Szabo	NetChoice/Host
Roxie Herbekian	Pres Unite Here Local 7	Patrick Campbell	Resident Host
Alexandra Clough	Resident	Joe Leatherman	Resident Host
		Rachel Indek	Resident Coalition Leader (Attached 17 signed letters)
		Breonna Stanton	Resident Coalition
Just Tax		David A. Nizamoff	Resident Coalition
BaltimoreFamilies.org - CelestePerilla		Jessica Nizamoff	Resident Coalition
Beth Hawks		Jenny Schroeder	Resident Coalition
		Camille Hammond	Resident Coalition
		Jennifer Schroeder	Resident Coalition
		Malic Thomas	Resident Coalition
		Camille Hammond	Resident Coalition
		Rosewil Encina	Resident Coalition
		Brigette Williams	Resident Coalition
		Corey Profit	Resident Coalition
		Leigh Profit	Resident Coalition
		Litsa Williams	Resident Coalition
		Mike :icea	Resident Coalition
		Valerie Dowdle	Resident Coalition
		Lisa Williams	Resident Coalition
		Al Hallivis	Resident Coalition
		Rob Jackson	Commercial Space
		Scott Burkholder	Resident Host
		Jenn Burkholder	Resident Host
		830+	https://www.change.org/p/baltimore-city-council-support-baltimore-hosts-call-to-amend-council-bill-18-
		790+	https://www.gopetition.com/petitions/paytaxgetfacts.html

September 6, 2018

The Honorable Bernard Young
100 N. Holliday Street
Suite 400
Baltimore, MD 21202

Re: Support Bill 18-0189 to regulate short-term rentals to PROTECT our children

Dear Council President Young and Baltimore City Councilmembers:

I write on behalf of *Stop Child Predators*, a nonprofit organization that for the last 12 years has been combating the sexual exploitation of children and representing and protecting victims nationwide.

Parents, community leaders, and government officials have a duty to protect the youngest and most innocent among us – our children. The safety challenge parents face with the influx of Airbnb short-term rentals into neighborhoods is well documented. With a revolving door of strangers coming and going from short-term rental properties, **tools like sex offender lists are becoming obsolete as there is no safeguard in place to stop a child predator from renting an Airbnb property next door.**

According to a [Minneapolis] Star-Tribune article last fall, an Airbnb guest staying at a rental in Minnetonka, Minnesota, was charged with an attempted sexual assault of a seven-year-old living in the house the family rented. Over the last year, there have been numerous stories in cities across the country, of Airbnb rentals being used for prostitution, drug trafficking, gang activity and out-of-control parties, which have led to violence and shootings in residential neighborhoods.

The growth of these short-term rentals, stemming from the influx of commercial interests buying up residential units to rent on sites like Airbnb, has become a significant concern among parents and law enforcement agencies across the country.

This debate is not solely about private property rights. It is about common-sense protections for our children and neighborhoods throughout Baltimore. Individuals and families should absolutely be able to rent out their single units or homes, allowing true home sharing to occur. But this process is being taken advantage of by commercial interests who are not necessarily vested in the community.

Take a minute to think about your next-door neighbors and those across the street. What if your neighbors moved away and their homes were converted into short-term rentals or mini-hotels, replacing your neighbors with a revolving door of complete strangers and transients?

How would you feel, if you are a parent of young children, about your kids playing outside in the cul-de-sac, riding bikes, or playing ball when you have no idea who is renting out the place next door and have no real way of finding out? How would you feel about an elderly parent or friend living next to a de facto hotel with that revolving door of strangers?

I ask that the Baltimore City Council pass Bill 18-0189 to regulate short-term rentals and protect our precious children from the increasing dangers of illegal hotels operating in our residential neighborhoods today.

Please contact me with any questions or if I may ever be of assistance at (202) 248-7052 or by email at srumenap@stopchildpredators.org.

Sincerely,

Stacie Rumenap
President, Stop Child Predators

Johnson Jr., Samuel

From:	Middleton, Sharon
Sent:	Thursday, September 06, 2018 4:38 PM
To:	Stacie Rumenap, Stop Child Predators; City Council President; Cohen, Zeke; Scott, Brandon; Dorsey, Ryan; Henry, Bill (email); Schleifer, Isaac; Pinkett, Leon; Burnett, Kristerfer; Bullock, John; Reisinger, Edward; Costello, Eric; Stokes, Robert; Sneed, Shannon; Clarke, Mary Pat; Mozell, Carolyn; Davis, Lester; Michal, Zoe; Demory, Mary; Chew, Hosea; Schoolcraft, Denise; Gilliam, Frederick; McCoy, Desimoune V.; Lynch, Lia E.; Handy, Myles; Kunst, Kara; Simpson, David; Cooper, Damion; Savage, Tony; Davis, Scott C; Curtis, Glenda; Jackson, Charles D.; Gardner, Betsy
Cc:	Johnson Jr., Samuel
Subject:	Re: Letter to Baltimore City Council from Stop Child Predators - Time to pass strong short-term rental regulations to protect children

Thank you for your letter. Your testimony will be added to the bill file.

Sincerely,
Sharon Middleton

Sent from my Verizon, Samsung Galaxy smartphone

-------- Original message --------
From: "Stacie Rumenap, Stop Child Predators" <stopchildpredators2018@gmail.com>
Date: 9/6/18 4:01 PM (GMT-05:00)
To: City Council President <City.CouncilPresident@baltimorecity.gov>, "Cohen, Zeke" <Zeke.Cohen@baltimorecity.gov>, "Scott, Brandon" <Brandon.Scott@baltimorecity.gov>, "Dorsey, Ryan" <Ryan.Dorsey@baltimorecity.gov>, "Henry, Bill (email)" <Bill.Henry@baltimorecity.gov>, "Schleifer, Isaac" <Isaac.Schleifer@baltimorecity.gov>, "Middleton, Sharon" <Sharon.Middleton@baltimorecity.gov>, "Pinkett, Leon" <Leon.Pinkett@baltimorecity.gov>, "Burnett, Kristerfer" <Kristerfer.Burnett@baltimorecity.gov>, "Bullock, John" <John.Bullock@baltimorecity.gov>, "Reisinger, Edward" <Edward.Reisinger@baltimorecity.gov>, "Costello, Eric" <Eric.Costello@baltimorecity.gov>, "Stokes, Robert" <Robert.Stokes@baltimorecity.gov>, "Sneed, Shannon" <Shannon.Sneed@baltimorecity.gov>, "Clarke, Mary Pat" <MaryPat.Clarke@baltimorecity.gov>, "Mozell, Carolyn" <Carolyn.Mozell@baltimorecity.gov>, "Davis, Lester" <Lester.Davis@baltimorecity.gov>, "Michal, Zoe" <Zoe.Michal@baltimorecity.gov>, "Demory, Mary" <Mary.Demory@baltimorecity.gov>, "Chew, Hosea" <Hosea.Chew@baltimorecity.gov>, "Schoolcraft, Denise" <Denise.Schoolcraft@baltimorecity.gov>, "Gilliam, Frederick" <Frederick.Gilliam@baltimorecity.gov>, "McCoy, Desimoune V." <Desimoune.McCoy@baltimorecity.gov>, "Lynch, Lia E." <Lia.Lynch@baltimorecity.gov>, "Handy, Myles" <Myles.Handy@baltimorecity.gov>, "Kunst, Kara" <Kara.Kunst@baltimorecity.gov>, "Simpson, David" <David.Simpson@baltimorecity.gov>, "Cooper, Damion" <Damion.Cooper@baltimorecity.gov>, "Savage, Tony" <Tony.Savage@baltimorecity.gov>, "Davis, Scott C" <ScottC.Davis@baltimorecity.gov>, "Curtis, Glenda" <Glenda.Curtis@baltimorecity.gov>, "Jackson, Charles D." <Charles.Jackson@baltimorecity.gov>, "Gardner, Betsy" <BetsyL.Gardner@baltimorecity.gov>
Subject: Letter to Baltimore City Council from Stop Child Predators - Time to pass strong short-term rental regulations to protect children

Attached and below is a letter from Stop Child Predators to the Baltimore City Council urging passage of a strong short-term rental ordinance to protect children and neighborhoods.

September 6, 2018

The Honorable Bernard Young
100 N. Holliday Street,
Suite 400
Baltimore, MD 21202

Re: It's time for the Baltimore City Council to pass TOUGH short-term rental regulations to PROTECT our children

Dear Council President Young and Baltimore City Councilmembers:

I write on behalf of *Stop Child Predators*, a nonprofit organization that for the last 12 years has been combating the sexual exploitation of children and representing and protecting victims nationwide.

Parents, community leaders, and government officials have a duty to protect the youngest and most innocent among us -- our children. The safety challenge parents face with the influx of Airbnb short-term rentals into neighborhoods is well documented. With a revolving door of strangers coming and going from short-term rental properties, **tools like sex offender lists are becoming obsolete as there is no safeguard in place to stop a child predator from renting an Airbnb property next door.**

According to a [Minneapolis] Star-Tribune article last fall, an Airbnb guest staying at a rental in Minnetonka, Minnesota, was charged with an attempted sexual assault of a seven-year-old living in the house the family rented. Over the last year, there have been numerous stories in cities across the country, of Airbnb rentals being used for prostitution, drug trafficking, gang activity and out-of-control parties, which have led to violence and shootings in residential neighborhoods.

The growth of these short-term rentals, stemming from the influx of commercial interests buying up residential units to rent on sites like Airbnb, has become a significant concern among parents and law enforcement agencies across the country.

This debate is not solely about private property rights. It is about common-sense protections for our children and neighborhoods throughout Baltimore. Individuals and families should absolutely be able to rent out their single units or homes, allowing true home sharing to occur. But this process is being taken advantage of by commercial interests who are not necessarily vested in the community.

Take a minute to think about your next-door neighbors and those across the street. What if your neighbors moved away and their homes were converted into short-term rentals or mini-hotels, replacing your neighbors with a revolving door of complete strangers and transients?

How would you feel, if you are a parent of young children, about your kids playing outside in the cul-de-sac, riding bikes, or playing ball when you have no idea who is renting out the place next door and have no real way of finding out? How would you feel about an elderly parent or friend living next to a de facto hotel with that revolving door of strangers?

I ask that the Baltimore City Council begin working to pass short-term rental regulations to protect our precious children from the increasing dangers of illegal hotels operating in our residential neighborhoods today.

Please contact me with any questions or if I may ever be of assistance at (202) 248-7052 or by email at srumenap@stopchildpredators.org.

Sincerely,
Stacie Rumenap
President, Stop Child Predators

Johnson Jr., Samuel

From: Patrick Campbell <patrick.campbell.dc@gmail.com>
Sent: Tuesday, September 04, 2018 8:12 AM
To: Middleton, Sharon
Cc: Sneed, Shannon; Costello, Eric; City Council President; Bullock, John; Scott, Brandon; Stokes, Robert; Reisinger, Edward; Dorsey, Ryan; Johnson Jr., Samuel; Cohen, Zeke; Schleifer, Isaac; Henry, Bill (email); Clarke, Mary Pat; Burnett, Kristerfer; andrew.green@baltsun.com; jay.judge@baltsun.com; sam.davis@baltsun.com; Anne Tallent; trif.alatzas@baltsun.com; Yazdanyar, Sahand; Castagnola, Michael F.
Subject: WEEKLY SUMMARY 9/4: PAY the TAX, get the FACTS - ACTION NEEDED

Good Morning Chairwoman Middleton!

We hope you and all of the council and members and the media have had a great holiday weekend.

We are trying steadfastly to inform as many folks as possible of our **PAY the TAX, get the FACTS** effort. We're including the media with the hope for some coverage soon, and thus, the wide distribution list.

As a newbie to this outreach, I will make some mistakes along the way and forgive me if I've done or said anything that was not helpful. Any suggestions you have are greatly appreciated.

As promised, it's been a busy week!!!

Please add this **NEW** testimony to the legislative record for consideration in the upcoming Worksession on September 13th.

Briefings

We have completed briefings with all committee members on this **PAY the TAX, get the FACTS** initiative with phone conversations including everyone: Eric Costello, Jack Young, Sharon Middleton, Leon Pinkett, and Ed Reisinger. We have also briefed many other council staff members who have exchanged messages with their district councilman or councilwoman. We highlight a briefing with the Mayor (see below).

We want the record to show that we have done as much as we can in our outreach and requests to work together. We would still love the opportunity to meet with you and discuss any aspects of our short-term housing issue in Baltimore.

ACTION ITEM based ON BRIEFINGS

The feedback we've gotten has all been very positive. Folks really want to know more about our short-term housing issue and how it is effecting Baltimore and what we plan to do about it.

In order to brief the larger community, we will have contracted for a professional informational, explainer video coming out next week. Please let us know if you'd like to preview the script before we publish. Our goal is to pitch to media outlets and everyone we can in Baltimore who is concerned about this issue.

Please also reach out to me directly if you would like to follow up about anything. Patrick Campbell 410-245-3558

Weekly Updates

GoPetition: https://www.gopetition.com/petitions/paytaxgetfacts.html (157 more signatures since last week)

Comment of the week from Heather Berlett on 5902 The Alameda, Baltimore, MD 21239
I support this petition to stop City Council's currently proposed regulations & restrictions on Short Term Rentals. The proposed tax will benefit the City! STOP THERE! Are any of the hypothetical problems, that have been trumpeted by the hotel industry, actually evidenced anywhere in Baltimore? What? Where? We want evidence. Government over regulating & restricting a self regulating, self

limiting industry is regressive. That is the opposite of what will bring residents & businesses back to Baltimore.

Quick Note: While attending our Taste of District 1 event this past week, I was able to talk to our Mayor, Catherine Pugh. I had a copy of the proposal with me on my tablet and asked her to read through this section and our 3-phase plan for your review:

Goals for Baltimore as a Community to Address the Potential Issues

- Demonstrate to all constituencies that Baltimore is addressing its short-term housing issues with a balanced and thoughtful process that is welcoming of feedback and does not denigrate any specific constituents as bad actors
- Prioritize tourism and pride in a revitalized Baltimore with a welcoming atmosphere that embraces innovation of its community members and attracts investments from multiple types of investors who have integrity for the best interests for all Baltimore citizens
- Provide as many options for visitors, tourists, and professionals for housing to fit evolving needs without favoritism for any one provider and with fairness and a positive influence on any neighborhood
- Serve as a flagship model for an urban legislative process that embraces innovation, new technologies, and a spirit of cooperation and neighborliness instead of regulatory oversight and hard-to-enforce criminal violations and make the legislative process ongoing rather than definitive

After she read through the goals of the proposal, we had a nice converstion about modern legislation that is responsive to the communities where they are applied. It is important to get all the feedback and design legislation that is more of a continuously delivery model rather than static, which is not able to respond to emerging economic issues and other concerns like safety and a welcoming tourism industry.

DATA for Analysis

Here's some real data that we can consider when working through legislation.

The last few columns show cities similar to us in population in the United States.

We are unfortunately are the only one reporting a decline in population.
Source: https://en.wikipedia.org/wiki/List_of_United_States_cities_by_population

24	*Nashville*[14]	Tennessee	667,560	601,222	+11.03%	475.9 sq mi
25	Memphis	Tennessee	652,236	646,889	+0.83%	317.4 sq mi
26	*Portland*	Oregon	647,805	583,776	+10.97%	133.5 sq mi
27	*Oklahoma City*	Oklahoma	643,648	579,999	+10.97%	606.3 sq mi
28	*Las Vegas*	Nevada	641,676	583,756	+9.92%	134.4 sq mi
29	*Louisville*[15]	Kentucky	621,349	597,337	+4.02%	263.5 sq mi
30	*Baltimore*[16]	Maryland	611,648	620,961	-1.50%	80.9 sq mi
31	*Milwaukee*	Wisconsin	595,351	594,833	+0.09%	96.2 sq mi
32	*Albuquerque*	New Mexico	558,545	545,852	+2.33%	188.2 sq mi
33	Tucson	Arizona	535,677	520,116	+2.99%	230.8 sq mi
34	Fresno	California	527,438	494,665	+6.63%	114.4 sq mi
35	Sacramento	California	501,901	466,488	+7.59%	97.9 sq mi
36	Mesa	Arizona	496,401	439,041	+13.06%	137.9 sq mi
37	*Kansas City*	Missouri	488,943	459,787	+6.34%	315.0 sq mi

What will be the net effect of restricting Airbnb and other platforms with this current bill?

Will the work we are doing increase or decrease our population and tax payer base?

When we consider this data, we need to promote transparency, do more good than harm, gather a lot of community feedback, encourage study and experimentation, and address regulatory overhead and overlap.

In support of the PAY the TAX portion of our initiative, we summarized this data from surrounding cities and "peer cities" where Airbnb partners with the community to collect the occupancy tax and where they don't.

Short-Term Housing Definition	Tax
Nashville, 30 days or less	Colleted by Airbnb 10%
Minneapolis, 30 days or less	Host submits
Montgomery County, 30 days or less	Host submits
DC, 90 days or less	Colleted by Airbnb 14-18%
Philadelphia, 30 days or less	Colleted by Airbnb 16%
Pittsburgh (Allegheny County), 29 days or less	Colleted by Airbnb 14.75%
Alexandria, 29 days or less	Host submits
Blacksburg, 90 days or less	Host submits
Cleveland, 30 days or less	Collected by Airbnb 8.75%
Tallahassee, Under review	Collected by Airbnb 14%

*When the host submits, the community must then create a system for hosts to track and remit

Happy to discuss any of these issues and our proposal: https://docs.google.com/document/d/1qs3j2Z1oRPcQlnUXX2F2BWWCcpnKpqPLSwHITXDZNnM/edit

The MOST IMPORTANT CONCERN IS THAT WE HAVE IS THAT WE WANT TO WORK WITH YOU TO GATHER THE FACTS AND PARTNER!!!!

PLEASE LET US HELP you and let us know what we can do to be more helpful.

LETS NOT CONSIDER this as RESISTANCE but rather a HELPING HAND.

Thanks!

Patrick Campbell
410-245-3558
Please sign our petition:
PAY the TAX, get the FACTS
Persistent, Professional, and Prolific

Vote NO on Short-Term Housing Bill Regulations and YES on Tax Revenue

Published by Patrick Campbell on 1st Aug 2018

PAY the TAX, get the FACTS:

The Baltimore City Council is considering a bill that will impose new regulations for short-term housing in Baltimore City.

Much of the bill is drafted based what other communities are doing across the country including New York, San Francisco, and Chicago. They have also took into consideration Montgomery County and Prince George's county. Although some of of these approaches can be helpful, we need an approach to our city that is tailored more specifically to our needs in Baltimore after more research.

As one legislator put it, "If a local regulation is necessary to protect the public or minimize nuisances, then those regulations should apply to ALL HOUSING—regardless of whether a home is rented out or not. As technology continues to change the ways people live, work, and travel, state policymakers need to be on the lookout for local policies that stand in the way of economic progress."

We're not saying that is the answer by no means but just further evidence that this bill and it's consequences should be studied much further or not put in place at all. .

In the meantime, let Airbnb collect an Occupancy Tax that can include sales and use tax, typically a room or hotel tax from guests to improve our tourism and infrastructure.

We, the undersigned, believe that a "Occupancy Tax" administered by Airbnb for short-term housing in Baltimore is the best alternative for the Baltimore City Council to consider instead of passing the current COUNCIL BILL 18-0189 with or without amendments at this time.

The COUNCIL BILL 18-0189 is very cumbersome with regulations and policies that will have many unintended consequences for small businesses, local families, and tourists.

While adding more bureaucracy to the city for inspections, compliance, fines, and administrative overhead, there is almost no evidence of short-term housing issues from Baltimore Airbnb properties that are owner-occupied. Some have been identified for non-owner occupied rentals.

As other cities have done, we need to consider district-specific data by doing community-based online surveys if necessary and advancing a bill that addresses the concerns fairly and with the least amount of disruption for what is identified as working well now.

Through the course of gathering data, we want the council to adopt a three-phase approach:
Phase 1 – Collect the Revenue – Immediately
Phase 2 – Registration and Control of Noise and Nuisance
Phase 3 – Implementation of Short-Term Housing Restrictions
The proposal has been submitted to the City Council working committee for this bill.

#	First name	Last name	Email	Address
1	Patrick	Campbell	patrick.campbell.dc@gmail.com	2322 East Baltimore Street
	Let's go!			
2	Ashley	Watson	ashwatson@gmail.com	
	Fells Point AirBnB host.			
3	Lauren	Lamon	laurenlamon@yahoo.com	613 South Kenwood Avenue
4	Michael	St Clair	stclair@messydesign.com	3310 Foster Ave
	Please resconsider this legislation.			
5	Mike	Kulyk	mikekulyk@yahoo.com	
6	Daniel	Baldwin	thedanbaldwin@gmail.com	2622 Fleet Street
	This should be decided on by the people of Baltimore and therefore, be made a referendum.			
7	Richard	Anderson	Richard@tulipclothing.com	7 N DUNCAN ST
8	Vincent	Delorenzo	vincent33@gmail.com	100 harborview 1006
9	Michelle	Shaw	michelle.shaw@gmail.com	807 Park Ave
10	Suzanne	Cox	suzannevalaitis@gmail.com	2417 Bauernschmidt Dr.
11	Marc	Braun	marcbraun@mac.com	1008 Hollins st
12	Jenna	Klempay	jennaklempay@gmail.com	3239 e baltimore st
13	ROBERT	EASTON	rgeaston@gmail.com	3337 Moravia Rd, 20
14	Andrew	Reitz	adreitz87@gmail.com	811 S Decker Avenue
15	Brent	Fuller	brentlfuller@yahoo.com	445 Hand ct
16	Paul	LaFranchise	lafranchisep@sec.gov	1525 W Lombard St
17	Wesley	White	wesleywhite.w@gmail.com	
18	Andrew	Fleck	fleck.baltimore@gmail.com	19 S Broadway, 2R
19	Megin	Renaud	mdrenaud@verizon.net	2219 E. Baltimore St.
	Air Bnb is one of many tools that allows people to use the resources in hand to further their worthwhile goals. it also further the goals of the city by attracting people to con			
20	Erica	Goretzki	erica@akroncdnr.com	2 Hopkins Plaza
21	Michael	Wood	m.wood1114@gmail.com	2209 Mullikin St

#	First name	Last name	Email	Address
22	Joshua	Zealor	jzealor@gmail.com	1 east chase street
23	Kathleen	Orr	kathleen_orr@hotmail.com	115 S Washington
	Taxes on Air BnB is a great revenue producing idea			
24	Darren	Wright	darrenwright14@gmail.com	737 Harvey st
25	Jesse	Salazar	salazar.jesse@gmail.com	24 E PRESTON ST
26	Brian	Acquavella	brianevella@gmail.com	1618 Belt Street
27	Sarah	DiAntonio	diantonio.sarah@gmail.com	1041 Saint Paul St Unit 2
	The availability of affordable AirBnBs is often a big part of what brings a tourist to a city. I was recently considering a trip to Boston, but couldn't find an appropriate AirBr staying in unhosted AirBnBs because you get to feel/live like a local for the duration of your stay. Last summer I wanted to rent out an AirBnB in town for my sister's bache and spent our money there. Shutting down AirBnB's shuts down tourism in our city. If anything, we need more hosts that can act as embassadors for Baltimore.			
28	Stephanie	Loughran	smuell21@gmail.com	1835 S HANOVER ST.
	No to short-term housing regulations!			
29	Ryon	Cahill	ryon.cahill.517@gmail.com	1813 Westphal Pl
	This measure will only hurt the people in the city and help only the hotel companies.			
30	Rachel	Feldman	Rachfeldman@gmail.com	1244 w 37th st
	More study is needed before voting on the bill in it's current form. As an owner occupied airbnb host I have countless examples of wonderful guests who help make the city			
31	Kasia	Brodka	kasiabrodka@hotmail.com	1720 Olive St.
	I love living next to a house who hosts STR (short term rentals). The property is kept really clean, nice, updated. We enjoy meeting and giving advice to new visitors who a neighborhood looking nicer then the LTR (long term rentals). We are having constant issues with LTR who are there for 1 maybe 2 years max before they move out. This is			
32	Nina	Wroten	nidesing@mail.ru	24912 back creek
	Benefits of attracting different types of tourists, that otherwise won't stay in a hotel, are enormous for city and it's small businesses. Regulations that regulate noise, good c			
33	Ford	Torney	ford.torney@gmail.com	1714 Light Street
34	Jennifer	C	blackmjc@hotmail.com	Wellham Ave
35	Mageline	Kelley	magelinek@yahoo.com	100 Harborview Drive
	I'm primarily living in Delaware, but live half the time in Baltimore, so I have an interest in this issue			
36	Ronald	Monk	ron.monk@monumentsothebysrealty.com	402 Folsom Street
37	Lisa	Williams	lisa.rudolph19@gmail.com	2111 E Pratt St
38	Victoria	Raabe	Victoria.Raabe@gmail.com	2425 Eastern Ave

#	First name	Last name	Email	Address
39	Lorraine	Dean	ltdean2003@hotmail.com	1032 McDonogh St
	As a homeowner and voter in local elections, I am opposed to the legislation as currently written. As written, it comes across as an unecessary administrative burden on the l should be completely exempt from the license and instead this legislationg should focus on defining the difference between a hotel and short term rental. While it is reasonal from unused space in the home. The licensing process as written does not offer any additional protections for consumers or short term renters, and benefits neither homeowr more fair alternative. The City can collect its revenue while preventing barriers and subsequent disparities in who may rent her home.			
40	Stephen	Williams	sewilliams20@gmail.com	2111 E Pratt St
41	Jean	Pula	jppula@gmail.com	3031 Eastern Avenue
42	Mark	Moylan	m_moylan@yahoo.com	1917 e Lombard st
43	Dan	Dotter	ddott1987@gmail.com	926 S Belnord Ave
44	Jeff	Tomecek	53BohumirDrah@comcast.net	42 N Patterson Park Avenue
45	Deanna	Tonsor	dtonsor@juno.com	107 E Gittings St
46	Jeff	Andersen	andersen.jeffa@gmail.com	1249 Riverside Ave
47	Mike	Christy	mikec60@gmail.com	18988 Choctaw
48	Edward	Klopp	Jkloppie@yahoo.com	116 Fittings st
49	Brenton	McGill	trent.steiner@gmial.com	3317 Foster Ave
	Stop trying to stifle what is good for consumers.			
50	ilya	altman	ilya.altman@gmail.com	238 s chapel st
51	Samin	Alam	samin881@yahoo.com	
52	Larry	Housman	lshousman@netzero.com	1278 battery ave
53	Thomas	Dawson	thomas.dawson@comcast.net	1729 Jackson st
	I know people that rent via Airbnb. It is not only additional income for them, but also for surrounding local businesses that the visitors might not patronize if staying at a do			
54	Tony	Menendez	tmenendez23@gmail.com	514 s. Lakewood ave
55	Stephanie	Ainsworth	steffainsworth@gmail.con	2030 Bank Street
56	Michael	Barrett	mikeonstpaul@aol.com	1001 St. Paul Street, #9D
57	Garrett	Schiche	gcs33@hotmail.com	1302 Jackson St
58	Philip	Goldberg	PhilipS.Goldberg@gmail.com	
59	Cory	Luquet	coryluquet@gmail.com	206 E Lanvale St
60	Derek	Court	derekcourt@yahoo.com	108 E Gittings St

#	First name	Last name	Email	Address
61	Michele	Gleason	abitooc@gmail.com	3700 San Martin dr
62	Thuy Linh	Nguyen	thuylinhnguyen88@gmail.com	2316 Ashland Ave
63	Erin	Stamos	erinmelina@hotmail.com	2711 N Howard St
64	Brian	Pomento	bpomento@gmail.com	
65	Dawn	Marsiglia	dawndawsey@yahoo.com	2207 e Baltimore st
66	Cara	Frye	carafrye1@yahoo.com	20 N Patterson Park
67	Kerri	Cardello	kerrimckendree88@gmail.com	200 s. Patterson Park Ave.
	This is crazy that anyone thinks it's OK to regulate small business like this . shame on you.			
68	Jonathan	Koscianski	bravojonny15@gmail.com	516 S Madeira St
69	Scott	. Eggleston	egglest3@yahoo.co	18 s. Patterson Park Ave,
70	Tarrell	Harrel	tharrel@gmail.com	
71	Katelyn	Falk	katelynbfalk@gmail.com	429 Pine St
	We enjoy using air bnb and are using it for this visit!			
72	Victor	Schriefer	sschriefer@gmail.com	122 S Parrerson
73	Kfir	Catalan	kfircatalan@gmail.com	Po box 13264
74	Ellen	Walter	waltere245@gmail.com	493 criswelldrive
	Yes to tax petition			
75	Kate	Leitkowski	queen.icyday@gmail.com	
76	Lorie	McCarthy	loriegraffius@gmail.com	1520 Hornbeam Dr.
77	Will	Sutton	suttonwir@gmail.com	lombard st
78	Rebecca	Bors	rbors311@gmail.com	43 s stricker
79	Shandra	Dohoney	sdoh0509@gmail.com	1313 N. Calvert St
80	Ronald	Campbell	ron@rvcampbell.com	109 Lewis Brook Road
81	Hannah	Tsiopanos	hannahtsi@gmail.com	517 Cathedral St
82	Kristen	Zoli	kzoli722@gmail.com	1101 north calvert st
83	Lenny	Johnson	lennyj1914@gmail.com	

#	First name	Last name	Email	Address
84	Beth	Braun	bethabraun@yahoo.com	12 collington
85	Boomer	Kennedy	boomerkennedy@icloud.com	2314 E Baltimore St, Second Floor
	The ARBNB in my neighborhood has been a trigger for a stronger sense of neighborhood unity and just joy. I've met interesting visitors but better than that is the owner is r			
86	Beatrice	Paris	bparis@gmail.com	614 N castle
87	Chris	Johnson	cljohnson05@outlook.com	18 n collington ave
88	Heather	Ausmus	heatherausmus@gmail.com	18 n collington ave
89	Michele	Doucet	michele_doucet@hotmail.com	2322 East Baltimore Street
	This program is so great Baltimore needs it!!			
90	Ilene	Cervantes	imcervantes8@gmail.com	2122 E Lombard St
91	Besu	Tadesse	besufekad.tadesse@gmail.com	9408 Penshurst Ct
92	Del	Calibuso	adelfobc@me.com	6534 Rosemont ave.
93	Victor	Oliver	victoroliver18@gmail.com	1002 N Eden St
	I vote no on the short term housing bill			
94	Nadezhda	Isaenko	smeta_stroika@mail.ru	2332 East Baltimore Street
	Good luck!			
95	Caroline	Ames	carolinepames@gmail.com	2141 e Fairmount ave
96	Katie	Vaselkiv	katievaselkiv@gmail.com	2826 E Baltimore St
97	Richard	Ames	garretta1@gmail.com	2141 e Fairmount ave
	We use it all the time and love it. It's the only way we travel			
98	Sheyna	Mikeal	sheyna06@gmail.com	6101 eastern pkwy
99	Kneisha	Mcclinton	gurly_baller25@yahoo.com	890 Lowe rd
100	Ebony	Mincey	ebonymincey30@gmail.com	612 glenrock
101	Shanny	Santana	shantanises@gmail.com	7018 marietta
102	Vernon	Long	vernonlong92@gmail.com	612 glenrock
103	Falema	Graham	fgraham.pr@gmail.com	3303 Dolifield Ave
104	Jared	Penoyar	jaredpenoyar@gmail.com	1323 Covington st

#	First name	Last name	Email	Address
105	Colin	Penoyar	cpenoyar@yahoo.com	Baltimore
106	Melanie	Milazzo	melanie_milazzo@hotmail.com	1300 St. Paul St
107	Alcinda	Van Deursen	cindamae@gmail.com	405 S. Ann Street
	Research and study before action, please.			
108	Neil	Campbell	neilinpaemail@yahoo.com	493 Criswell Drive
109	Ryan	Fehr	rfehr613@gmail.com	511 S Lehigh St
110	Sara	Mix	Smix66@yahoo.com	827 N. Charles St., Apt. 3R
111	Kimberly	Citizen	kim.citizen@gmail.com	618 Ploy St
112	Rumen	Kostadinov	rkostadi@gmail.com	Luzerne
	No to additional rules that make running an airbnb near impossible. Yes to 9.5% tax collected by airbnb and remitted to city of baltimore to improve tourism.			
113	Kim	Beaudry	beaumac2@comcast.net	
	I rely on Airbnb for affordable places to stay when travelling and find the experience so much more enriching than staying in hotels. I would not mind paying a tax.			
114	Nicole	Erby	nerby14@gmail.com	14 S Robinson St
115	Mag	Sabo	leatherseams@gmail.com	1145 Dexter St
116	Damien	Reed	dnreed08@gmail.com	1325 w Fayette st Apt 1, 1
117	Tracy	Kreidler	TracyKreidler@gmail.com	912 Ramsay St
118	Stephen	Trombetti	svtrombetti@gmail.com	624 S Paca St
119	Elizabeth	Stoko	elstoko@icloud.com	2916 east Baltimore st
120	Lennie	Moore	vanburen4648@gmail.com	55 M Street NE
121	Miriam	Vitale	miriam.vitale@gmail.com	152 W All Saints St
122	Randi	Smith	2rands@gmail.com	
123	Gail	Mason	gailinsrilanka@gmail.com	
	Airbnb provides a home atmosphere and an opportunity to experience the culture and traditions not provided by the impersonal atmosphere of hotels			
124	Biffrey	Braxton	biff.braxton@gmail.com	618 Ploy St
125	Graceann	Cummings	pianoann88@gmail.com	1736 12th ave. S
	Thank you listening.			

#	First name	Last name	Email	Address
126	Eric	Broman	bromane@nwattorney.ney	1908 E. Madison
127	Edward	Bendetti	edbendetti@live.com	813 S. Bond Street
128	greg	Hadjian	greg.hadjian@gmail.com	1627 Shakespeare Street
	No on Short-term regulations and yes on tax.			
129	Joe	Tirone	joetirone@yahoo.com	1500 Maywood Avenue
130	Devin	Fellman	devin.fellman@gmail.com	2322 East Baltimore Street
131	Kara	Warren	karalwarren@yahoo.com	2314 East Baltimore Street
132	Theodore	Chilcote	tchilcote@gmail	1700 S Charles St
133	Arche	Carwell	datchefboyarche@aol.com	3211 kingsley
134	H	Chil	hchil@yahoo.com	326 Tryon rd
	Keep Airbnb small			
135	Matt	Smith	matt6532@gmail.com	
136	Callie	Vislay	callievislay@gmail.com	1121 Charles view way
137	Jermaine	Ladson	jermaineladson@yahoo.com	1618n Milton ave
138	Elizabeth	Williams	elisabeth.anne.williams@gmail.com	2419 Meadow road
	Airbnb is way better than hotels that are way over priced.and it is not ok for hotel lobbies to sway public opinion that to make more money			
139	Anastasai	Lehukey	alehukey@yahoo.com	217 S Durham St
	I would prefer living with a familiar host or referral than spending my money on a hotel and not knowing what I get			
140	Christina	Costill	cmcostilll@gmail.com	918 south hanover
141	Rob	Benning	rbennlax@gmail.com	918 south hanover
142	Robert	Boyer	boyer.bob@gmail.com	103 West Hill St
143	Jose	Ruano	ivanruano@msn.com	10731 Bear oak ct.
	No on short term housing bill regulations and yes to tax			
144	Kimberly	Wiggins	patparkkim@gmail.com	157 N Milton Ave
145	Justin	Myers	jmyers961@gmail.com	1501 Guilford Ave
	I strongly say NO!			

#	First name	Last name	Email	Address
146	Ernest	Gallo	ejgallo10@aol.com	
147	James	Digirolamo	jd@lnf.com	2300 East Baltimore Street
148	Gerald	Charlwood	utoocansoar@aol.com	415 South Dallas St
	WE vote for taxes on Air BnB but no restrictions on numbers of nights etc.			
149	Leslie	Dell	lesdell@verizon.com	120 S Gilmor
	I live nextdoor to a home that is used for a short-term rental Airbnb and I have had no issues and the neighborhood has been great.			
150	Lauren	Brady	labrady1984@gmail.com	3836 Calmont
151	douglas	koschalk	doug@elementalwork.com	779 w ostend st
152	Daniel	McCauley	greenvandan@yahoo.com	2614 washington blvd
153	Margaret	Winters	winters.mar@gmail.com	5703 Rockspring Road
154	Harold	Johnson	anonymous@gmail.com	415 Clinton St
155	Steven	Williams	sawilliams0526@gmail.com	2322 East Baltimore Street
156	Angela	Young	ohtheangie@aol.com	7907 Riverdale rd
157	Spiro	Papaniks	spiro2k6@gmail.com	9110 Abigail drive
158	Alli	W	allikatwin@aol.com	4345 York Road
159	Ryan	Schulz	ryan.schulz31@gmail.com	
160	Bryant	Fludd	bfludd927@gmail.com	105 courtland woods circle
161	John	Iannucci	jginoiannucci@gmail.com	4447 bucks schoolhouse rd
162	Jes	Whiteford	jeswhiteford@gmail.com	4447 bucks schoolhouse rd
163	William	Jones	wigout6@yahoo.com	2332 E. Baltimore Street
	The proposed legislation is too draconian with the 60-night cap on unhosted short-term rentals. That will shut them all down, depriving small business owners of the invest is passed.			
164	Carli	Cummins	carliinnc@hotmail.com	3521 Village Dr
165	Kami	Myles	KamiMyles@mac.com	1802 Knight Street, 12
166	Arthur	Love	loveatthur03@gmail.com	255. S Ellwood ave
167	David	Bodycombe	dbodyco2@jhu.edu	614 S. Decker Ave.
168	Victoria	Erbe	victoria@innerharborhomes.com	100 Harborview Dr

#	First name	Last name	Email	Address
169	Susan	Colley	suecolley@comcaste.com	2016 E Pratt
170	Stephanie	fleishman	stephanie2910@verizon.net	3036 DILLON STREET
	I would like the Baltimore City Council to vote NO on Short term housing regulations and yes to collecting the tax.			
171	Miranda	Brady	mirandabrady13@gmail.com	741 east fort ave
172	Austin	Mccrary	mccraryaustin@aol.com	741 east fort ave
173	Michael	DeLorenzo	mikedelorenzo@comcast.net	100 Harborview Drive Residence 1101
	The regulatory concept goes way to far. The hotels do not need protecting. Pass only the tax portion of the bill.			
174	Jamie	Matlock	jmatlock1320@gmail.com	1407 Jackson st
175	Marzia	Mostafa	Zenaisa.95@gmail.com	1630 Whetstone Way
176	Emilie	Dunnenberger	emilie dunnenberger@gmal	1747 south charles
177	Stephen	Pasquerello	stephenpasquerello@gmail.com	1111 light st
	Airbnb rocks! Thanks for the snax.			
178	Andres	Hartman	ahartmansoccer@yahoo.com	2322 East Baltimore Street
179	Davontae	Rhue	davontae322@gmail.com	2704 east chase st
180	Sandra	Keough	sandrakeough@aol.com	900 E fort ave
181	Jacob	Griswold	jacob.griswold95@gmail.com	101 West cross st
182	Sami	Pollak	samipollak96@gmail.com	Federal hill
183	Rafael	Nieves	gabynievespr@yahoo.com	900 E fort ave
184	Katerina	Neste	kateneste03@yahoo.com	
185	Andrea	Dodrill	andreadodrill@gmail.com	2809 Boston st #236
186	Sam	Neely	wonderboy4040@msn.com	700 Sunhaven Circle
187	Karla	Atherton	pbrr@cox.net	
	We need this additional income in order to pay our mortgage, maintain and repair the properties, etc.			
188	Gabrielle	Vernier	brie@nurfuerspam.de	Meindlstr. 19
189	Sherena	Holmes	sherena_h@yahoo.com	2322 East Baltimore Street
190	Roger	Asnen	rogerasnen@gmail.com	119 n Patterson park ave

#	First name	Last name	Email	Address
191	Robin	Koutsoures	robin.koutsoures@gmail.com	232 North Oak Park
192	Eugenie	Mukeshimana	Eugeniem@me.com	6224 Ridgeview Avenue
	I have been a Baltimore city resident since 2015. Last year, my neighbor's house came on the market as a short sale. We bought the house and moved out of our 1 bedroom rules we set. We are happy to provide a place to stay for guests who are coming to Baltimore to visit family, for work, for medical appointments, and sometimes to attend fu wanted a home-like environment, be able to sit outside on the porch, cook meals to each other, and just stroll down the street for their routine morning or evening walk. whi The true ambassadors of our wonderful city are these guests. While some guests could do fine in a hosted house, many prefer a non-hosted STR because, like many of us, p others have difficulty making themselves at home in someone's house house regardless of how big or nice it is. We can all relate to this. I have also had guests who couldn't them options and ability to travel like everybody else. Closing doors to non-hosted STRs will have a negative impact on my ability to afford my home. Beyond this, it will c right by my neighbors. My guests don't only rate me as a host, they rate my neighborhood. They will point out the noise, the rudeness, and other negative issues, equally so, added value to our neighborhood, not a nuisance. My current guest (a traveling nurse) just rented out a long term apartment in our neighborhood because she felt comfortab primarily tourists. Most come for other reasons but add the sight seeing afterwards when time permits. It's therefore to think of Baltimore guests as tourists who may be here out their homes. Our homes are not vacation homes for us. Moreover, it's a grave mistake to design a policy based on hypothetical variables from other cities that are not ev those in a sensible and responsible way to move our city forward instead of setting back. We are gaining a lot from the people who, despite the unfortunate negative images that they are not welcomed in our neighborhoods, and can't be trusted to rent a home and be on their own for a few days? why would they want to come here, spend their m same way, other nuisance from rental properties in the neighborhood are handled. And let's not lie to ourselves, if there is really a long term rental deficit in Baltimore, then let's make greater investments in housing by supporting residents who want to invest in the city they love and already live in to do so instead of catering to big corporations STRs and reforming how this emerging industry operates, however, I am concerned about policies that are not aiming to solve credible existing problems. Let's all collabor have a long term impact on our residents, our investors, local business owners, and mostly our guests and potential future residents of this great city.			
193	Nathan	Clingan	nathanclingan@gmail.com	3608 Elkader Rd
	While I'm not currently renting out, I absolutely disagree that short-term rentals should be inspected and regulated, or charged a hotel tax. This is NOT a hotel business--the favors hotel magnates.			
194	Dahira	Binford	baltimorebinfordbunch@gmail.com	6223 Ridgeview Avenue
	This generally impacts all hosts rather than based on research of the impact on local business. We propose doing surveys and conducting district-specific data that addresses			
195	Harold	Hampton	haroldhamptonjr@gmail.com	
	I am a Airbnb Baltimore based Airbnb host in opposition of the STR bill.			
196	Marggie	Skinner	mpskinner3@yahoo.com	49 Ryckman Ave
	We had a wonderful Airbnb visit in Baltimore recently. Spent about $200 in addition to the rent. Probably would not have visited Baltimore if it weren't for the Airbnb.			
197	Carlos	Dohse	carlosadohse@gmail.com	2043 muirfield way
198	Steven	Frazier	stevensjobs@yahoo.com	
199	Peter	Fellman	peter_fellman@yahoo.com	6108 wooden st
200	Neil	McAllister	halfpec@aol.com	115 N. Wayne St
201	Mark	Lancaster	lancasmd@yahoo.com	2320 east Baltimore
202	Amanda	Krow	amandakrow@comcast.net	2322 East Baltimore Street
203	Kelli	Lavery	laveryk7@gmail	2205 e baltimore
204	Ashley	Weckbacher	ashweck@gmail.com	
205	Andrew	Lewine	andrewlewine@hotmail.com	
206	Carl	Kuehling	carlkuehling@yahoo.com	1001 St. Paul Street

#	First name	Last name	Email	Address
	Have AirBNB collect the tax and they pay the city.			
207	Joe	Medpal	medpal@optonline.net	It
208	Jeffrey	Toran	jeffloran@gmail.com	446 elder trail
	We support abnb and agree decisions should be fact based			
209	Nichole	Turner	courtken@msn.com	120 summit ave
210	Joe	Ostrosky	joeostrosky@gmail.com	2322 East Baltimore Street
211	Tj	Desmond	wcmrugby15@icloud.com	817 N Charles
212	Lisa	Sinnwell	lisavthompson@yahoo.com	1805 n 23rd Ave w
213	winnie	Plummer	winnieplummer@gmail.com	7420 S Steele Circle
214	Troy	Patterson	troylpatterson@gmail.com	1836 Metzerott Road
215	William	Holte	williamholte@live.com	1212 Grenox Rd
216	Catherine	Grogan	cjgrogan@aol.com	622 s. Milton ave.
217	Jelena	Mijanovic	jmijanovic@yahoo.com	500 BUdd Rd.
218	Bonita	Brown	bbbrown@gmail.com	123 N St
219	Abigail	Tryon	atryon21@gmail.com	1733 south charles
220	Delia	Oldak	oldakdelia@gmail.com	902 light st
221	Shaynaye	Franklin	shaynayefranklin@me.com	3503 Mactavish Ave
222	Chris	Turner	christopher.s.turner@gmail.com	10216 Owen brown road
223	Dez	Patterson	depatterson1@yahoo.com	1017 E Randall street
224	Maria	Pashupathi	mpashii@gmail.com	
225	Tessa	Bonnstetter	bonnstetter@gmail.com	4 e henrietta st
226	Diane	Desimons	none@gmail.com	500 Harborview Dr
227	Cara	Lofaro	anon@gmail.com	1111 Park Ave
	Basic transparency is needed in the development of a regulation.			
228	Joseph	Tuma	joseph.tuma@gmail.com	500 Harborview Drive
229	Gabe	Gee	gabe@email.com	500 Harborview Dr

#	First name	Last name	Email	Address
230	Sal	Al	salall@gmai.com	
231	Xavier	Escoto	escovier@gmail.com	5811 White lake lane
232	Ian	Damm-Luhr	ifdammluhr@gmail.com	
233	Mackenzie	Abate	mackenzie.abate@yahoo.com	
234	Leander	Douglass	leanderd@hotmail.com	340
235	Virgis lukas	lukas	virgislukas@yahoo.com	2124 east Pratt street
236	Tom	clemens	tclemen5@jhmi edy	2023 E Lombard
237	Jewelle	Carter	ewellej@yahoo.com	
238	Helia	Seifikar	heliaseifikar08@gmail.com	6538 hercus ct
239	Neha	Jagannath	nehajagannath@gmail.com	1883 9th avenue
240	Adam	Ahmed	muffindespair+a@gmail.com	3597a Mission St
241	Clarissa	Howison	clarissa.howison@gmail.com	619 Washington Blvd
242	Kimberly	Lewis	kimberlylewis999@gmail.com	2616 e Fairmount ave
243	Russell	Leone	russellcleone@yahoo.com	1153 Nanticoke Street
244	Pettijohn	Juneous	juneous.pettijohn@gmail.com	3731 D Street, SE 202
245	Anthony	Vincent	narwhal@yahoo.com	
246	stormy	vain	eroticasy@gmail.com	
247	Andrea	Earls	andrea.earls@yahoo.com	1706 R st NW
248	kevan	peabody	TWINKEMP@AOL.COM	983 10th Street
249	Linda	Wilson	linawil@comcast.net	10264 Wetherburn Road
250	Timothy	Poisal	tjpoisal@gmail.com	225 I st NE
251	Jefferson	Mccormack	jkm5096@gmail.com	3805 dunsinane
252	Mary	Defrehn	mary.defrehn12@gmail.com	305 Washington street
253	Dasia	Martin	babydeezzz@yahoo.com	8533 Willow oak road
254	Tykiem	Saunders	wolf26112@gmail.com	156nkenwoodave
255	Adam	Kovars	asdf@gmail.com	

#	First name	Last name	Email	Address
256	Shelly	Baker	shellysblossomshop@gmail.com	1437 monkton
257	Werdah	Mohammad	werdhiii1026@yahoo.com	1001 Myrtle avenue
258	Ava	Springs	missweezybaby2@yahoo.com	606 poplar grove
259	Ariel	Gaines	arielgaines96@yahoo.com	2424 Barnesley
260	Shawnah	Rice	shawnahrice@gmail.com	1002 Hillman st
261	Tanya	Davis	tanyad@his.com	2222 Cambridge
262	Merle	Davison	merle0727@comcast.net	2222 Cambridge St
263	Christopher	Hyde	hydechris@gmail.com	206 E Chase Street
	We are taxed enough. I pay over $5000 in property taxes and close to the same in local City taxes. I should be free to share my house with whomever I please- the city has r			
264	Stephen	Spartana	stephen@spartana.com	6706 Selkirk RD.
265	Matthew	Hirschmann	matthirsch@aol.com	
266	Honora	Laszlo	honoraprice.virginia@gmail.com	1712 N. Veitch Street
267	Tom	O'Donnell	todonne3@gmail.com	2324 east Baltimore street
268	Laura	Scott	lscott50@ihmi.edu	2324 east Baltimore st
269	Lana	Sanders-Scott	scotttreefarms@gmail.com	407 Nick's bend west
270	Ayanna	Ferebee	ayannaferebee@gmail.com	111 s.Gilmor st
271	Raymond	Ferebee	raymondferebee@gmail.com	3218 Belair
272	Gianna	Jones	giannajones@gmail.com	111 Gilmor st
273	Sandesh	Burlakoti	franklampard257@gmail.com	1107 meridene drive
274	Timothy	Silcott	loboojosazules5@gmail.com	2017 St. Paul St
275	DLR	Price	dlrprice@gmail.com	1936 w Fayette st
276	Devin	Demers	devin.demers@gmail.com	118 n Patterson park ave
277	Williams	Aggrey Orleans	etsydudes007@gmail.com	2306 E Baltimore st
278	Victor	Eromosele	victor.eromosele@ymail.com	8403 loch Raven Blvd a
279	Mariela	Sanchez	msanchez@mail.com	E Baltimore st
280	Anita	Zimmerman	abzimmer@juno.com	1402 Hollins Street

#	First name	Last name	Email	Address
281	Corey	Johnson	johnsoncorey88@gmail.com	801 S Milton Ave
282	James	Black	jnrva@hotmail.com	4004 chipstead pl
283	Cortez	White	white.cortez@ymail.com	Evelyn ave
284	Sandra	Adams	slfadams@comcast.net	1001 Saint Paul St - Apt 12H
285	Stephen	Miller	cubby21202@yahoo.com	1001 Saint Paul Street
286	James	Costlow	jcostlow@lonewill.com	7925 Sharpsburg Pike
287	Carlos	Taylor	dccarlostaylor@gmail.com	1833 Kalorama rd NE
288	JOSEPH	HAWKINS	hawk036555@gmail.com	1935 BROOKS DRIVE, 304
	i Vote NO on Short-Term Housing Bill Regulations and Yes to Tax			
289	Judith	Mirkin	judy.mirkin@live.com	10415 113th Place NE
290	Richard	Karoll	rkaroll@gmail.com	141 S. Curley st
291	Patrick	Alban	palban@mac.com	1001 Fleet st
292	Sam	Siprelle	samuelldsiprelle@gmail.com	1428. Catlyn place
293	Kat	Reed	katreed311@yahoo.com	
	As a frequent user of Airbnb and hotels, I appreciate the choice to select my accommodations when visiting a city based off my need. Whether in an Airbnb or a hotel I am			
294	Lauren	Vergara	laurenadele420@yahoo.com	1617 TRINIDAD AVENUE NE
295	Khang	Nguyen	lovehaven@gmail.com	17700 Hidden Garden Ln
296	Mar	Temple	iop@mail.com	213 s mt vernon
297	Rae	Rossi	rae.rossi@gmail.com	8 S Patterson Park Ave
298	Chris	Schmidt	mobtowngroup@gmail.com	2207 e Lombard st
299	Dana	Kurtz	dkurtz@kurtzlaw.us	32 Blaine street
300	Curtis	Kmiecek	ckmiecek@kurtzlaw.us	Hinsdale
	We come to Baltimore often and would not at all if this measure passes forcing us into overpriced hotels. Chicago il			
301	STEPHEN	RUSSELL	stephen65f85@gmail.com	1640 EAST BALTIMORE STREET
302	Kyle	Brannon	kbrannon@american.edu	701 Lamont st, nw
303	Stephanie	Nsuele	snsuele@gmail.com	

#	First name	Last name	Email	Address
304	Ricardo	Vergara	ricardo.v528@gmail.com	Trinidad Ave NE
305	Tanya	Bobo Lenoci	tbobo99@gmail.com	3306 E Baltimore St
306	Pierre	Lenoci	pierrelenoci69@gmail.com	3306 e Baltimore st
	I would like more small businesses in the area and Airbnb is a treat business model for the area.			
307	Erick	Oribio	erick@erickoribio.com	2111 eastern Ave
308	Madalina	Jiga	maddyjiga@hotmail.com	249 s caste st
309	Philip	Felice	philip.m.felice@gmail.com	249 S castle st
310	Evan	Eskridge	ege807@gmail.com	2127 E Lombard St
311	Sean	Guy	chefseanguy@waterforchocolate.com	1841 east Lombard street
312	Marianne	Kresevich	mariannekr.comesevich@yahoo.com	100 Overhill road
313	Michael	Hylkema	cambridgemass@gmail.com	617 south luzerne ave
314	Tracy	North	tracy_north@hotmail.com	2202 Gough St
315	Mike	Pamphilon	mikepamphilon@icloud.com	
316	Anand	Trivedi	atjunkmail0@gmail.com	1504 Spring Pl, NW
317	Andrew	Johanson	johansona@frontier.com	2307 Eastern Ave
318	Jenny	Hyle	jchyle@gmail	Md
319	Charlie	Summerljn	cmsummerlin@gmail.com	331 s east
320	Jason	Tyler	j3tyler@gmail.com	
	This bill requires further study. In the meantime why not let the taxes benefit the city?			
321	Shyreen	Shafiq	shyreent@aol.com	19006 Sawyer Terrace
322	Eric	Nicholson	ericn443@yahoo.com	3935 S Street, SE #302
323	Jef	Rudolph	rudolphieff@yahoo.com	828 Sanctuary Lane
324	Daniel	yates	dyates@g1440.com	3946 hickory ave
325	Michael	Ranaudo	michael.ranaudo@g1440.com	2214 Cambridge Ave
326	Garrett	Von Keeling	grvonk@gmail.com	
327	Adam	Troska	adam.troska21@gmail.com	711 s Robinson st

#	First name	Last name	Email	Address
328	Alison	Hines	alison109@gmail.com	
329	Chad	Hines	chad.d.hines@gmail.com	
330	Ryan	Griffiths	griffmail33@gmail.com	8609 silver knoll Dr.
331	Christina	Smearman	smearmanc@yahoo.com	1211 s Linwood ave
332	Nicole	Kelly	nkelly08@netscape.net	1211 s Linwood
333	Jordan	Bardel	jobardel@gmail.com	1211 s Linwood ave
334	Bryan	O'Donnell	bmodonnell9@gmail.com	603 S Ellwood
335	Hannah	Atk	hatkinson@hotmail.com	951 fell st
336	Jabari	Simmonds	bari4lutalo@gmail.com	3613 elkader road
337	Wellhan	Li	wellli07@hotmail.com	501 E. Baltimore Street
338	Wilson	Li	w.s.l.145@gmail.com	501 E. Baltimore St., 2nd FL
	I decline the Short term housing bill as it is irrelevant. Occupancy tax is acceptable.			
339	Wei	Fu	waynefu.pkuhsc@gmail.com	310 ilchester Ave
340	Tim	Sheahan	emperorawesome@gmail.com	1534 S Hanover St
	I count on the supplementary income from renting out my spare room on airbnb to pay my mortgage, income which would be exceeded by the increased tax on my house. V homeowner renting out part of their primary residence when finding a long-term roommate is difficult. Further, the availability of inexpensive, short-term rentals is necessa moving here, and hotel rates would make an extended stay impossible for them.			
341	Chris	Wulin	cwulin@aol.com	21 montford
342	Carrie	Rushing	rushing.carrie@gmail.com	26 n Lakewood ave
343	Arthur	Love	lovearthur03@gmail.com	255 s Ellwood ave
344	Gabriela	Romero	g_romero@me.com	1915 ePratt
345	Jenny	Lam	jennyl.ny@gmail.com	
346	Dana	Bindra	danabindra@yahoo.com	1011 decker
347	Rebeca	Diaz-Reyes	r.a.diazreyes@gmail.com	
348	Mark	Dutton	markrdutton@gmail.com	922 Stubblefield Lane
349	Barbara	Coleman	free2bcn@yahoo.com	Charles street
	Again... property owner pays property taxes city taxes and a mortgage... to provide financial assistance by " sharing " their space... now to be viewed as a " source of revem local businesses.....			

#	First name	Last name	Email	Address
350	Martha	Bernholz	mbernholz@gmail.com	2314 E Baltimore St, #2
351	Gabriel (Bud)	Poole	BudPoole343@gmail.com	212 S. Clinton St.
	Less AirBnBs only hurts tourism don't shoot ourselves in the foot. We have a huge image issue and if we make it tougher for tourist to see the beauty we have then no one v			
352	Danee	Roach	shoniqua_r@yahoo.com	6058 Nancita court
353	Varun	Chaudh	vivsterrific@yahoo.com	Heather hill Rd
354	Jo	Keller	kerneway@yahoo.com	3300 Gibbons Ave
355	Antoine	Myers	antoine2515@yahoo.com	7717 cornerstone way
356	Antonio	Clinkscales	clink1antonio@yahoo.com	1632 , Hollins, St
357	Meghan	Clendaniel	megclendaniel@gmail.com	813 Hollins Street
358	Ebonee	Tisdale	etisdale@gmail.com	17 Paula pl
359	Shelby	Muse	shelby70@yahoo.com	1312 Crofton rd
360	Michelle	Holden	michelleholden34.mh@gmail.com	337 South Mount Street
361	Anthony	Brazil	aabrazil1@gmail.com	1307 Lakeside Ave.
	Baltimore is working class city. There are not many corporations here. We need ways to make ends meet. We need Airbnb.			
362	Mike	Daniels	liveleak77@gmail.com	
363	John	Seaback	jwschreven@gmail.com	4555 turkey ave
364	Scott	Haynes	scotty55lax@yahho.com	2001 st. John street
365	Art	Sierra	asierra707@gmail.com	
	Do the right thing			
366	Zachary	Dale	snddale@gmail.com	
367	Austin	Doyle	doyle@emai.com	100 Key Highway
368	Charles	Rooks	crooks183@gmail.com	
369	Chris	Volkmana	cvolkmana1211@gmail.com	4417 Leeds Ave
370	Kelly	Murdock	soccer00@msn.com	36 w wyomissing ave
371	Adam	Meduski	amedus1@gmail.com	740 s Ellwood av
	Do not close down!!			

#	First name	Last name	Email	Address
372	Nazli	Mehrazar	mehrazar_naz@yahoo.com	Borgia
	Don't shot down the Airbnb !			
373	Isidro	Johnson	jisidro64@gmail.com	120 Archimedes ct
	Keep Airbnb			
374	Author	Taylor	actjr2014@gmail.com	120 archimedses ct
375	Margaret	Brown	margaretbrown23@gmail.com	1105 Webb court
376	Albert	Jackson	pastorjackson80@gmail.com	1602 N Hilton St
377	John	Seifert III	johnseifertiii@gmail.com	106 Woodhill Road
378	Albert	Hallivis	realestatewithalhallivis@gmail.com	509 e 38th
	I quit my job 3 years ago to fully run short-term rentals in Baltimore City. I have my entire life savings invested here. And I will be forced to sell my homes, lose money an			
379	Anatacia	Amaya	amaya@gmail.com	3662 Bellfree Unit 8
	Airbnb es mejor en Baltimore			
380	Ana	Cruz	cruz@gmail.com	60407 Balfour Drive
381	Chal	Little	superlativethought@gmail.com	1141 N Old World 3rd St.
382	Glenda	Gentner	pgentarch@comcast.net	2028 Park Avenue
	Airbnb can add a guest tax to the reservation fee paid directly to the City, which is more manageable than adding host taxes. Hosts already pay taxes on Airbnb income rec			
383	Emily	Adaoag	emily.adaoag@gmail.com	2120 Sulky Trail
384	Nathan	Adaoag	nathanemikya@gmail.com	11719 Jarvis dr
385	Valerie	Cunningham	vlcunni@comcast.net	114 E. Lexington Street
386	Ryan	King	95ryanking@gmail.com	1214 Riverside ave
387	Raymond	Mobley	Raymondblandthe3@hotmail.com	3358 Strickland St
388	Joey	Daswson	luckyreelanglers@gmail.com	310 magothy beach road
389	Rebecca	Greenwald	rebecca712814929@gmail.com	
390	Daniel	Schuck	schuck@ycp.edu	1211 s conkling
391	Erica	Mulford	emulford@ycp.edu	1211 s conkling
392	Tyler	Harris	tharris7000@gmail.com	

#	First name	Last name	Email	Address
393	Sierra	Silva	silvab4gold@gmail.com	1415 Dartmouth Ave
394	Karl	Auer	karl.auer09@gmail.com	500 Harborview road
395	Weimar	Caceres	weimi6@yahoo.com	500 Harborview Dr
396	David	Chiat	dmchiat@udel.edu	106 West lee
397	Claire	Danberg	clairedanberg@aol.com	7 headwater lane
398	Alex	Anderson	alexda2014@live.com	302 south kerr
399	Max	Siskind	msiskind1@yahoo.com	500 Heath street
400	Jessica	Silva	jessica.silva.franks@gmail.com	2310 e Baltimore st
401	Chris	Franks	cfranks4@gmail.com	2310 e Baltimore
402	Lisa	Scott	weegiecat@gmail.com	10616 Hillingdon rd
403	Mark	Taylor	kaizenmann@gmail.com	10616 Hillingdon
404	Myles	Haley	myleshaley@outlook.com	4522 Weitzel Ave
405	Ashley	Meredith	meredithashley0@gmail.com	234 N Chester St.
406	Brittany	Johnson	brittanyj1682@com	1960 Wareham road
407	Malik	Jenkins	malikjenkinse@gmail.com	4731 shamrock
408	Denise	Andrews	deniseandrews97@yahoo.com	2832 Parkwood ave
409	Dan	Frochlich	dfroehlich6@gmail.com	2639 Boston St
410	Amelia	Marsden	mia7177@yahoo.com	3500 winding path ct
411	James.	Lorgan	jameslorgan@gmail.com	210 soller point
	This is a beneficia to improving room and rate.			
412	Dimitri	Benner	dimadeats@gmail.com	Vorgartenstraße 110
413	Timur	Sabitov	tim7en@gmail.com	Ibn sino
414	Pradeep	Singh	psingh.family@gmail.com	901 N. Monroe St. #701
415	Dennis	Rosensteel	drosensteel@gmail.com	101 JOHN AVE
416	Robert	Mcphersoon	rlmcpherson90@gmail.com	128 n Milton ave
417	Jamie	Walker	jamiewalker.realtor@gmail.com	

#	First name	Last name	Email	Address
418	Claire	Hanway	clairehanway@gmail.com	328 S Duncan St
419	Terrance	Brown	revtbrown@jhofi.com	802 E North Ave
	Airbnb host are putting a footprint on our communities. These regulations would affect host like me, who provide these services in urban neighborhoods. My AirBNB host			
420	Ondrej	Stepanek	dravecek@gmail.com	
421	Ruben	Aza	azaruben@gmail.com	2720 pulaski highway
422	Chad	Gallagher	chadgallagher2@gmail.com	1207 south clinton
	Airbnb is crucial to tourism to keep costs down!			
423	Jenna	Walters	nanozip1429@gmail.com	20 south Patterson park ave
424	Pedro	Hernandez	adenhernandez1024@gmail.com	3435ravenwood
	Pedrourbina			
425	Jillian	Lansey	jillycool7@aol.com	3039 eastern ave
426	Sue	Straumanis	straumulat@gmail.com	4 North Port
427	Egal	Gorse	oddmanout3000@yahoo.com	
428	Joe	Schiavo	schiavo.joe@gmail.com	155 N. Third St
429	Janet	Kalter	janet.kalter@gmail.com	155 N. Third Street
430	Gretchen	Leslie	grit33@gmail.com	2901 Beverly Road
431	Mati	Pitkanen	matpitk@gmail.com	
432	Stephanie	Boarman	sboarman21@aol.com	2690 Vineyard Road
433	Gabrielle	Weaver	gcweaver91@yahoo.com	2690 Vineyard Road
434	Doris	Harrison	dhrmusuc@aol.com	3151 Euclid Ave
435	Craig	Harrison	craig413@msn.com	101 Sparks St
436	Lisa	Bostwick	21bostwick@sbcglobal.net	1049 Treat Ave
437	Avi	Cohen	chef6601@aol.com	2 Bellinger ct
438	Sherry	Cohen	sherryalyce@aol.com	2 Bellinger ct
439	Leslie	Passman	youngla66@gmail.com	7867 June Drive
440	Frank	Passman	fapassman@outlook.com	7867 June Drive

#	First name	Last name	Email	Address
441	Philip	Gundlach	pgundlach@comcast.net	415 East Hamburg
442	Lois	Schwait	lschwait@gmai.com	2326 East Baltimore
443	Erin	Reinl	erin.reinl@gmail.com	239 S. Duncan St.
444	Joseph	Ackerman	jwackerm@gmail.com	239 S. Duncan St.
445	Carol	Hartke	rateracers@yahoo.com	2334 East Baltimore
446	Alexis	Ellis	chicolex1014@yahoo.com	1321 light pines court
447	Patricia	Quigg-Lee	paq375@yahoo.com	15301 Beaverbrook Court
448	Tasha	Holland	tashaholland@gmail.com	450 North Patterson Park
449	Maurice	Aye	kingaye87@gmail.com	2323 e monument st
450	Hicham	Ridouane	hicham_balt@yahoo.com	
451	George	Petropoulos	george@gmail.com	1506 bundalk av 2122221
452	Alex	Pappas	alex@mail.com	1419 dansoi str
453	Antonios	Zarifis	antonios@gmail.com	415 dophlin street
454	Kpokpa	Grovogui	kpokpag@gmail.com	2500 Winchester st
455	Charlie	Parks	charlieparks@yahoo.com	1212 Curley st
456	Robert	Yochem	ryochem@gmail.com	
	Please send me a copy of this petition.			
457	Brett	Veitch	veitch37@gmail.com	113 n streeper
458	Matthew	Christianson	matthewcc86@gmail.com	2404 Ken oak rd
459	Andrew	Munera	drew.munera@gmail.com	6925 gibson
460	Bernard	Kulp	kulpsterdaman@gmail.com	203 27th St
461	Alex	Constantine	a.constantine444@gmail.com	3142 fait ave
462	Sarah	Mott	sarah_mott_swims@yahoo.com	7 wyn court
	Save Airbnb			
463	Pat	Szwec	patszwec@gmail.com	611 s Potomac st
464	Jason	Jenkins	jason_jenkins3@hotmail.com	202 Grundy St

#	First name	Last name	Email	Address
465	Marvin	Ingram	marvlingram@gmail.com	3039 Dillon Street
466	Ishan	Kapoor	myishan@gmail.com	157 Surya Niketan
467	Joshua	Gayfield	jgayfield@gmail.com	413 e hamburg st
468	Vinh	Dang	vinhdang86@gmail.com	12518 Bouler Creek Dr.
469	Kemoy	Martin	kemoy.znupe@gmail.com	300 St Paul st apt 914
470	Mariela	Zippert	mariela.j.koleva@gmail.com	517 Cathedral st
471	Joey	McClain	joeymcclain69@gmail.com	618 Ploy St
472	Elliott	Spooner	elliottspooner@yahoo.com	414 S Bouldin
473	Shane	Putnam	shane.m.putnam@gmail.com	103 East Mount Royal ave
474	Jaime	Ramirez	j.ramirez82013@gmail.com	Frederick
475	Rob	Millar	milla4@umbc.com	103 east Mount Royal ave
476	Bret	Williams	ninevolt_@hotmail.com	870 Washington Blvd
477	Greg	Rogers	gmr19732003@yahoo.com	Linwood ave
	This is unfair to the tax paying , homeowners, citizens of Baltimore City. This must be defeated! This Illustrates the level of corruption that exists in the Baltimore City Cou			
478	Calvin	Oren	cal@rollingside.com	106 N. Rolling Road
479	Tonya	Smith	tonyasmith235@gmail.com	501 archer
480	Angela	Reese	areeese@gmail.com	3153 Lindale
	Leave it alone			
481	Ryan	Henry	ryanhenry24@gmail.com	2035 Orleans st
482	Erin	Bishop	erinbishop@gmail.com	10330Lakent lane
483	Jamie	Brenneman	jamie.brenneman@yahoo.com	312 South Carolina ave
	These restrictions are way to extreme for Baltimore			
484	Brittany	Hill	brittanyhill48@gmail.com	35 Western Winds Cir
485	Brian	Brennan	bbrennan@mileone.com	Keenan drive
486	Raymond	Hopkins	rhopkins@kci.com	Md
487	Nicole	Duckworth	nicoleduckworth75@gmail.com	1518 S. Hanover St.

#	First name	Last name	Email	Address
488	Brij	Lal	brijshow@gmail.com	427 Academy Rd
489	Stacy	Rose	stacyrippetoe@yahoo.com	
490	Tia	Wills	tia.reese09@gmail.com	14 strawberry ct
491	Tiarra	Vanderhoef	vaneer87@yahoo.com	1122 Courtney rd
492	Zachary	Matthews	dflosel@gmail.com	
493	Lisa	Jacob s	hjacobs@gmail.com	
494	Elijah	Wright	elijahadrianwright@gmail.com	427 Paradise Ave
495	Rob	Abualrub	abualrub@hotmail.com	754 Wilton farm drive
496	Joe	Matthews	joelmatthews@gmail.com	
497	Laura	Martin	lauranartin@gmail.com	415 Frederick
498	Briona	Britt	bridauty0526@gmail.com	
499	Imo	Iniunam	iiniunam@gmail.com	3380 Dulany St
	#protectsmallbusiness			
500	Jaeda	Jackson	jaedajackson6@gmail.com	2623 sarrington circle
501	P Anthony	Gather	pagaither@verizon.net	3503 Wilkens Ave
502	Kalia	Kinser	kaliakinser@gmail.com	1408 Hollins St
503	Talia	Singer	tali.singer@gmail.com	107 s arlington
504	John	Rienstra	jrienstra1315914@gmail.com	76 s Carrollton ave
505	Dan	Miller	iechoic@gmail.com	1100 Hollins St. Apt. 2
506	Kyle	Cox	kac515@yahoo.com	1100 Hollins St
507	Rebecca	Foerg-Spittel	rkfs89@gmail.com	1316 Eutaw Place
508	Jade	Blauvelt	hazeleyes07xx@hotmail.com	225 n castle st
509	Anita	Rutledge	titarutledge@gmail.com	36 S.arlington ave
	Air b and b encourage people to visit our neighborhoods and possibly buy. I have one 2 doors down and have never had a problem. I would rather them than casual renters wh			
510	Jewel	Fedd	jewel_fedd@yahoo.com	3302 McShane way
	Airbnb is great I'm planning a trip and it has been very helpful			

#	First name	Last name	Email	Address
511	Jennifer	Wilt	gardenguru2@verizon.net	26 Tall Tree dr
512	Ron	Baker	rbaker3389@yahoo.com	
	The creators of this petition are being far too generous by conceding so much to the city.			
513	Joshua	Hantz	mr97lesabre@gmail.com	8117 Streamwood Dr
514	Maurice	Blount	mauriceblount@rocketmail.com	4233 viewpoint ln
	I want it			
515	Jennifer	Robinson	jnarndt@yahoo.com	2624 E Baltimore St.
516	Isreal	Cook	Israelcook@gmail.com	1920 Park Ave
	Thanks for the help in fighting for us Airbnb owners.			
517	Michael	Austin	Michael8note@gmail.com	232 E 25th St
518	Nair	Branco	reginabrancousa@gmail.com	103 Autumn Flower Lane
	While all taxes go higher and higher in Baltimore with little benefits, residents may loose their homes because they can't afford the high taxes. When preventing owners to prov Resulting in less income for the city, more taxes default, and richer hotel corporations.			
519	Bridget	Albertson	murphy.ba@gmail.com	1914 Bank Street
520	Heidi	Gabrielson	gabrielsonh@gmail.com	12 Jasmine Dr
521	lynn	Blowers	lynnmpattersonblowers@yahoo.com	315 S Register
522	richard	Dsouza	richard@glutenfreedesserts.com	80
523	Rockelle	Morris	rockellemorris@gmail.com	
524	Edwin	Craft	emcraft@hotmail.com	1328 Webster Street
525	Abe	Tadros	a.tadros@live.com	6631 Baltimore national pike
526	Sean	Ross	seanlross@yahoo.com	6539 woodgreen cir
527	Ron	Dodson	neimo3@gmail	8002 township
528	Hudson	Apotheker	hapotheker@yahoo.com	2438 Barclay St
	I support the culture			
529	Jess	Donnelly	jmichelled12@gmail.com	5145 Morningside Lane
	Airbnb gets people to learn about the culture of their stay			
530	Sahil	Simck	sahil.kumar1914@gmail.com	1700 holaview Rd

#	First name	Last name	Email	Address
531	Tony	Johnson	8cloverwood@gmail.com	211 w. Mulberry
532	Pam	Martz	kenmartz@msn.com	2206 Spring Run Drive
533	Carolyn	Stromer	carolyn.stromer@yahoo.com	812 S. Milton Ave
534	Derek	Court	derek_court@yahoo.com	108 E Gittings St
	This bill doesn't seem well thought out and takes away some of my rights as a home owner. Please consider better options.			
535	Craig	Snoke	cdsnoke@aol.com	63 Ave A, 15F
536	Susan	Maley	susancmaley@yahoo.com	1001 St Paul Street
537	Albert	Matos	michatos04@gmail.com	141 N Montford Ave.
538	Annie	Mclaughlin	amclaughlin10@gmail.com	
539	Courtenay	Morrow	uvacourtenay@yahoo.com	2840 Carroll wind dr
540	John	Peffer	jmpeffer@gmail.com	
541	Mike	Coleman	michelcoleman@rcn.com	Allentown
542	Nicole	Carter	carter.nicole94@gmail.com	
	Airbnb promotes tourism to Baltimore and is a net good for the city.			
543	Everett	Boyd	everrettboyd@hotmail.com	500 Harborview Dr
544	Lasha	Schen	laschen86@outlook.com	Burnt mill
545	Sherrie	Pait	sherrie304@hotmail.com	240 grand st
546	Heather	Damico	heather.measley@gmail.com	14 magnolia ct
547	Lisa	W	lisaw@harborviewmarinecenter.com	
548	Wilton	Strong	westrong@live.com	8053 Bear Creek drive
549	Joseph	Schultz	schult49@gmail.com	1526 Covington St
550	Jeff	Shea	jeffshea495@gmail.com	616 e fort ave
551	Kat	Hutcheon	kchutcheon@gmail.com	
552	Jeromie	Miller	jmillz55@yahoo.com	Rockspring
553	Sylvia	Thies	ssolorio.thies@gmail.com	
554	Bryan	Reed	bt.reed@outlook.com	23 pierside drive

#	First name	Last name	Email	Address
555	Valerie	Streeter	valeriestreeter85@gmail.com	111 West Centre St 1002
556	Harry	Hope	hhope@mail.com	918 P Street
557	Karen	Gaskins	karengaskins196@gmail.com	6225 York rd
558	Rachel	Skolky	SLWedding2012@gmail.com	1603 Jackson Street
559	Stephen	Simpson	scooterjohn99@gmail.com	138 N Linwood Ave
560	Algern	Fletcher	algernfetch@gmail.com	1649 McKean
	I am the front desk clerk 1001 Saint Paul Condominiums and I have nothing but good experiences with my Airbnb tenants. i find it very gratifying to serve people nationally a			
561	Carlton	Smith	Carlton360@yahoo.com	1001 Saint Paul Street
562	Michael	Lopresti	mikelopresti5@yahoo.com	1328 S hanover
	Embrace change Baltimore			
563	Marvin	Leazer	marvinleazer68@gmail.com	1654 E Belvedere
564	Dave	Channon	davehouses@hotmail.com	
565	Alison	Hubbard	aliconig@gmail.com	175 Upland
566	Kristin	Thonsgaard	sizzlin_tigress@hotmail.com	261 Robert st
567	Tory	Mitchell	torymitch@hotmail.com	
568	Erin	Mitchell	froggyone@hotmail.com	5409 bucksaw ct
569	Matti	Rose	mrose793@aim.com	373 Leland Street
570	Casey	Patrick	irish9694@aol.com	18 syca st
571	Lynne	Kraft	lynne.kraft.abs@gmail.com	16 California Ct
572	Mike	Sadek	magdy01@aol.com	Ny
573	Diana	Kobrin	dianakugel@gmail.com	
574	Daniel	Kobrin	dkobrin08@gmail.com	
575	Theresa	Morse	morsetc@gmail.com	52 E. West St.
576	Donna	Dang	dkdang8806@gmail.com	27 s castle st
577	Sarah	Kwak	skwak21@gmail.com	13617 Hayworth Drive
578	Emily	Flores	eflores@jh.jh.edu	418 Washington st

#	First name	Last name	Email	Address
579	Cara	Tenerelli	ctenerel@tulane.edu	2911 Constance Street
580	Jennifer	Hayes	jhayes@jh.edu	418 S Washington st
581	Allison	Coleman	allisonbyerscoleman@gmail.com	154 n Milton ave
582	William	Coleman	bobbycoleman2@gmail.com	154 n Milton ave
583	Ellen	Lovelidge	elovelidge@gmail.com	3322 Beech Ave
584	George	Nelson	georgenelson47@msn.com	2816 Ashland
585	Susan	Carlin	sue.carlin@ymail.com	300 St. Paul Pl. Apt. 1703
586	Brandon	Lytle	brandon_lytle21@yahoo.com	1126 S. Potomac St.
587	Rachel	Ullrich	rachel.ullrich@gmail.com	56 Gerthmere Dr
588	Taryn	Ness	mayuflorgonza@gmail.com	3035 Lynde st
589	Michelle	Banks	jordynk00@yahoo.com	222 e Saratoga st
590	Laura	McNellis	laura.sore@gmail.com	
591	Carol	Robles	roblescarol1@gmail.com	706 William st
592	Sean	Fanning	sfanning122@gmail.com	706 William St
593	Victor	Freeman	victor.e.freeman@nasa.gov	3501 locheam ct
594	David	Muller	dhm001@outlook.com	
595	Ashanti	Johnson	ashantijohnson96@ymail.com	910 southerly rd
596	Sean	Goodrich	sgoodr1@gmail.com	
597	Rachel	Goodrich	stiefem87@gmail.com	Baltimore
598	Nick	Asemani	nickandroya@verizon.net	338 N Charles Street
599	James	Chilson	j_chilson@hotmail.com	8227 Secluded Cove Ln
600	Wanda	Howard	whoward44.wh@gmail.com	203 Lakewood ave
601	Albert	Montgomery	thebullet128@gmail.com	3905 Hayward ave
602	Michael	Meinzer	meinzerm@gmail.com	23 N Bradford St.
603	Bryan	Tucker	bryan.tucker85@gmail.com	23 N Bradford St.
604	Timothy	Green	tgreen4fire@live.com	

#	First name	Last name	Email	Address
605	Janice	Yahner	dreamnclour56@aim.com	517 Cathedral Street
	AirBnB is a valuable thing for people who want to visit a city and really want to see what it means to be a local			
606	Deborah	Ward	bizzybee1014@gmail.com	3241 Fait Ave
	I support the petition. We need more tourism to boost our economy, motivate growth of services, and improve our city's unfortunate and untrue reputation. I use Airbnb extens			
607	Yovan	Gonzalez	yovango@gmail.com	63 Avenue A, Apartment 15F, Apartment 15F
608	Chris	Preisinger	cpreisinger@gmail.com	9215 Hines road
609	Keiller	Kyle	KEILLER.KYLE@GMAIL.COM	36 N LUZERNE AVE
610	Nicole	Flemming	nicole@nextchapter.us	500 Harborview Dr slip 15A
611	Mark	Bernhardt	cheesedb@aol.com	4460woodfield blvd
612	Anna	Stepanova	stepanova100@gmail.com	807 Fairway Drive
613	Brigitte	Buchhammer	brigitte.buchhammer@a1.net	Leegasse 10
614	Dan	Farruggio	thefarrugg@gmail.com	S Ellwood Ave
615	Daniel	Stebbins	nsw_group@comcast.net	213 s Collington St
616	Sam	Maina	samsongichuki@yahoo.com	4512 old Court ln
617	Brad	Walling	brad.j.walling@gmail.com	3802 Hickory Avenue
618	Erin	Gellman	meagellman@gmail.com	104 North Beechwood Ave
619	William	Oney	po4277506@gmail.com	104 North Beechwood avenue
620	Natalia	Arias	ariasn19@gmail.com	1105 Scott Street
621	Max	Drescher	madrescher73@gmail.com	
622	Kari	Walling	karisellsbaltimore@gmail.com	3802 hickory
623	Bamikole	Gbangbalasa	bgbangbalasair@gmail.com	4612 Marielle drive
624	Shannon	Jennings	shannonjennings76@outlook.com	1121 stone rd
625	Abebe	Reda	abebereda@yahoo.com	922 Binney
626	Linda	McLinden	lwmclinden@rcn.com	3931 Lilac Road
627	Paul	Payton	jahleelking@gmail.com	Gwynns Mill
628	Joseph	Schuetz	joesenergy@gmail.com	20 Teaberry Dr

#	First name	Last name	Email	Address
629	Kamal	Dukes	kamalucky@yahoo.com	1700 E Coldspring Lane
630	Keyel	Wills	tazwills15@gmail.com	1601 E Fayette St
631	Thomas	Gottbreht	scott.gottbreht@gmail.com	3103 Beverly Rd.
	My wife and I are expecting a baby, and our AirBnB income is essential to our ability to make ends meet. We both work in the non-profit sector, and the pay is not as good as t right track!			
632	Will	Teague	williamsharkeyteague@gmail.com	1225 w 37th street
633	Katy	Bocchino	kbocchino@comcast.net	108 W 27th Street
634	Charlotte	Murray	erissa72@gmail.com	5504 Elsrode Ave.
635	Chana	Hays	charlotteelliottinc@gmail.com	837 W 36th St.
636	Sarah	Dye	sarahcdye@icloud.com	50 Morgan Rd
637	Jeff	Hu	thu2@sva.edu	435 West 31st St
638	Amjad	Zauher	azauher@gmail.com	1018 union ave
639	Terryy	Shane	tshane212@yahoo.com	2340 Amy park
640	Mel	Lang	melissacorevlang@gmail.com	3236 thames lane
641	Alexander	Sabur	alexandersabur@gmail.com	318 birkwood place
642	Lance	Rachuba	lancerachuba@hotmail.com	1101 Roland heights ave.
643	Chris	Beall	cwbeall@gmail.com	2924 E Baltimore
644	Christi	Green	christigreen1116@yahoo.com	1002 s. Potomac
645	Torbin	Green	torbing@yahoo.com	1002 South Potomac
646	Barbara	Friedland	barrie.friedland@gmail.com	3019 o,Donnell st
	Yes			
647	Kendra	Braxton	kbraxton55@gmail.com	900 E Fayette St unit 1543
648	Christin	Sheffer	csheffer321@yahoo.com	Baltimore
649	Grace	Guerrero	grace.guerrero7@gmail.com	2318 e fairmont
	I love AirBnb			
650	April	Smith	maxhorselover@comcast.net	6607 Darnall Rd
651	Megin	Renaud	email@com	2219 East Baltimore

#	First name	Last name	Email	Address
	Being an Airbnb user I have seen first hand the benefit to the owners and the guests equally. The neighborhood benefits with the widespread exposure of a variety of neighborh			
652	Jerri	Swisher	jerriswisher@yahoo.com	918 Oldham street
653	dana	kraft	danaakraft@gmail.com	1919 Kelly Ave
	I really don't think host occupied properties should be treated the same way that hotels are in terms of taxes or these overreaching regs. I already pay property taxes and income			
654	mark	antenucci	markantenucci5@msn.com	701 rosarita drive
	I have family and friends living in Baltimore. Regulations threatening Airbnb options will negatively impact the people living in the city and those of us that enjoy visiting.			
655	Jeanna	Williams	jeanna.k.williams@gmail.com	5714 Highgate Drive
656	Jessica	Payton	jesspayton@gmail.com	9214 Greenwood Lane
657	Mary	Ruffin	maryt.ruffin@gmail.com	291 Bay Shore Avenue
658	Barbara	Williams	bobbisun58@gmail.com	3316 Dubois Place SE
659	Cammie	Griffin	cammiegriffin@hotmail.com	3402 avondale ave
660	Patrice	Jennings	pygarrett@gmail.com	2p35 Aquamarine Terr
661	Brandon	Dorsey	BrandonDiamondD@gmail.com	3631 Washington Avenue
662	Lamont	Long	Llong0930@yahoo.com	28 greenbury ct
663	Quiana	Blake	quianadcampbell@gmail.com	28 Walden Holly Ct
664	Tarrah	Ezell	Tarrah_nicole@hotmail.com	3848 Twin Lakes ct
665	Rosalyn	Johnson	rosalynjohnson.722@gmail.com	
666	Eric	Harmon	eaharmon9@gmail.com	9338 vanguard ct
667	John	Huetsch	jhuetsch@gmail.com	2309 E Fairmount Ave
668	Christina	Lai	Christinaxlaj@gmail.com	2309 E Fairmount ave
669	Donna	Tabor	donna.tabor@ymail.com	114 S. Gilmor St.
	My air B&B neighbors are ok....			
670	Rhiannon	Romano	rhiannonromano@gmail.com	3303 woodring ave
671	Charlie	Oharan	chuckfumaster@yahoo.com	1111 Park Ave.
672	Alexandria	Pavoncello	amp72689@gmail.com	85 poplar st
673	Cody	Jones	codyjones47@comcast.net	1212 Constantine court

#	First name	Last name	Email	Address
674	Heather	Berlett	HeatherBerlett@gmail.com	5902 The Alameda
	I support this petition to stop City Council's currently proposed regulations & restrictions on Short Term Rentals. The proposed tax will benefit the City! STOP THERE! Are a Government over regulating & restricting a self regulating, self limiting industry is regressive. That is the opposite of what will bring residents & businesses back to Baltimore			
675	Kameron A.	Robinson	kamdroidr@me.com	414 N Chapel St
	As a creative technologists my perspective on the regulation of Airbnb rentals is that we're slowing down the inevitable. Some of us are thriving off of the opportunity to rent c be throwing salt into the cities own eyes.			
676	Kery	Hummel	keryhummel@verizon.net	1001 Saint Paul St, Apt 10c
677	Krissta	Ross	johnandkrissta@hotmail.com	324 Aspenwood
678	William	Brownley	whbrownley@gmail.com	18 s Patterson park ave
679	Kash	Akhtar	kash@skatngroup.com	1010 Saint Paul, Apt 10-O
680	KRISTEN	RITTER	KRISTENMULLER@GMAIL.COM	449 WHITFIELD RD
	I have been renting out my condo for 2 years. The property I own, since the economic downturn took all the equity. AirBnB has allowed me to maintain the property, while I p penalizing a Baltimore resident.			
681	Michael	Winters	mikew500@gmail.com	1001 saint Paul 2b
682	Rebecca	Crosby	becke3237@aol.com	226 s Madeira st
683	james	Baldwin	sk8orcrie@yahoo.com	1715 Baltimore Street
	Please send me more deets			
684	Christina	Moreno	cjmoreno4@gmail.com	622 s Kenwood ave
685	Steven	Beaudry	beaudrysd@gmail.com	2330 E Baltimore St
686	Roscoe	Brunson	rbrunsoniii@yahoo.com	715 Dorchester Rd
	I'm an Airbnb host with two units in Baltimore City. I have had such a wonderful time hosting people from all over the world in my units. When they come, I view it as an opp not have come to Baltimore if these units weren't offered. Many of them do not use hotels anymore because they prefer the personal experience. My point here, both hotels and Airbnb hosts from making their places available will restrict the growth of this city. This is my concern. I hope you can consider simply applying a tax to us and increasing the			
687	Melida	Brunson	melida.brunson@gmail.com	715 Dorchester Rd Baltimore
688	Amanda	Glawe	arglawe@gmail.com	1901 banks st
689	Michelle	Torres	shortytorres1971@gmail.com	3718 Mt. Pleasant avenue
	I'm all for it.			
690	Maria	Cano	canomaria66@yahoo.com	2981 Cornwall rd
691	Monae	Harcum	monae.harcum22@gmail.com	2927 Pulaski hwy

#	First name	Last name	Email	Address
692	Lindsay	Higham	lhigham12@gmail.com	823 s Decker ave
693	Douglas	Seely	douglasrseely@gmail.com	318 Cedar Grove rd
694	Damon	Holloway	damblackfire@gmail.com	100NorthDallas st.
695	Joseph	Nichols	jsnichols@gmail.com	2318 E Baltimore St
696	Linda	Tarnalicki	ltarnalicki@comcast.net	Md
697	Chris	Crittenden	ccrittenden@mail.com	500 Harborview
698	Emily	Diliberto	emdiliberto@hotmail.com	612 Hyson st
699	Chris	Ouellette	christopherouellette@yahoo.com	204 David Drive
700	Terrell	Deminds	rags2riches1984@gmail.com	1814 St Paul Street Apt 2f
701	Jb	Begue	jsbeon7@gmakl.com	
702	Manuel	Albvarez	manuelrealestate@gmail.com	1001 Saint Paul st
703	Zaid	Khoury	khouryzh@umaryland.edu	1001 St Paul
704	Sam	Seif	sam_seif@yahoo.com	
705	Irene	Kasumba	ikasumba@som.umaryland.edu	1001 Saint Paul, 7G
706	Kourtney	Schneibel	klynnschneibel@gmail.com	6006 Moravia park drive
707	Brandon	Davis	mbcs@outlook.com	5115 crosswood ave
708	Jamie	D	heyjamiebakes@gmail.com	634 s. Curley
709	Beonca	Armstrong	ladybeonca@gmail.com	1336 Breoning Hwy
710	Chelsea	Muir	chelsmuir7@gmail.com	
711	Tim	Sperty	sperty@live.com	8105 Dewberry Circle
712	Virginia	Plakas	hottie@yahoo.com	531 S.Ann street
	Pay no tax .			
713	Joshua	Georgieff	joshuatheboozkneez@gmail.com	8158 kavanagh Rd.
	Air B&B is the best....			
714	Derek	McGowan	derekofbaltimore@comcast.net	1512 Madison Avenue
715	Patricia	Taveras	mckeithanpatricia@yahoo.com	112 Oakley Dr

#	First name	Last name	Email	Address
716	Noelle	Imparato	noelleimparato@gmail.com	1417 Hollins Street
717	Ilise	Marrazzo	ilisedm@gmail.com	2235 e Baltimore
718	James	Valdez	jpaulvaldez@gmail.com	2235 e Baltimore Street
719	Robert	Grabel	hockey515@aol.com	2153 haring St
720	Carly	Seidman	carly.seidman@gmail.com	36 plaza st e
721	Beth	Frederick	frederickbeth@gmail.com	1590 Lee Av
	Implementation of this bill will have a devastating effect on tourism! Collect tax on these properties. Baltimore needs the tax dollars and tourism.			
722	Lind	Taylor	ltaylor@gmail.com	
723	matt	Malaquias	hazmat@mindspring.com	1019 Cathedral Street
724	Andrew	Gribben	andrew.gribben1@gmail.com	1235 William Street
725	Marjorie	Edmonds	strategicstarts@gmail.com	915 S Wolfe St
726	Tania	McKinney	tiaymckinney@gmail.com	
727	Siona	Glasgow	sionaglasgow@gmail.com	Wakefield
728	Tevin	Warren	tevinwarren@gmail.com	6800 Bonnie Ridge Drive
729	Isaiah	Bell	izzy3494@gmail.com	212 Edgewood street
730	Monique	Dove	equalmediuminc@gmail.com	1230 Fulton avenue
731	Monica	Dove	dovemonica@yahoo.com	Street
732	Milo	Greene	milo.greene@yahoo.com	1515 main Street
733	Kryss	Wilson	kryssartt@gmail.com	111_15
734	Penelope	Kelley	pennymkelley@xn--gmil-1na.com	302 overbook rd
735	Oscar	Cortina	umcortina@gmail.com	1615 Park Ave
736	Joan	Campbell	jjcampbel@aol.com	524 Carol Street
	My son has been doing this and we like to hear all the stories			
737	Jack	Campbell	jcantique@aol.com	524 Carol Street
	He is a chip off his old man.			
738	Eric	Weisz	weiszeric@gmail.com	6109 Moyer Ave

#	First name	Last name	Email	Address
739	Lori-Jean	Vadnais	lorijeanlove@hotmail.com	3113 Glenmore Ave
	I say NO to the passing of COUNCIL BILL 18-0189			
740	Brigid	McDonnell	bgmcdonnell@gmail.com	1001 St. Paul Street
741	Katharine	Peck	kpeck2@yahoo.com	1001 St Paul St
742	Robert	Meyer	robertxmeyer@gmail.com	1100 Hollins St, Apt 7
743	Melanie	Bricker	melbricker@gmail.com	1517 E Fairmount Ave
744	Kathy	Sundy	ksundy@comcast.net	663 Westwood Dr
745	Rebecca	Palmisano	mama_p@hotmail.com	3513 Rosekemp Ave
746	Bernadette	Carolina	bernimani2@gmail.com	2306 e Baltimore st
747	Brittany	richardson	brittanybaby04@gmail.com	8411 billson rd
748	Fei	Daniel	fayedaniel@gmail.com	1232 N Calvert St
749	Mervyn	Daniel	mcdaniel41@msn.com	1305 Bolton St
750	Ping	Yao	feifaye@msn.com	1216 N Calvert St
751	Chunsheng	Guo	feilucyguo@yahoo.com	1216 N Calvert St
752	Walter	Strack	k@gmail.com	7003 Dunmanway apt c
753	George	Unick	jayunick@yahoo.com	25 n collington ave
754	Lara	Bruckmann	larabruckmann@gmail.com	25 N Collington Ave
755	Michael	Wieczorek	mewieczo@yahoo.com	2125 east Baltimore st
	I have no problem w air bnb			
756	Laquana	Harvey	laquana1998@gmail.com	1514Division

Testimony
Maryland Working Families

In SUPPORT of
Baltimore City Bill 18-0189 - Short Term Residential Rentals – Regulation and Taxation

August 28, 2018

Council President Jack Young and Members of the Baltimore City Council, Maryland Working Families (MDWF) strongly supports Baltimore City Bill 18-0189 - Short Term Residential Rentals – Regulation and Taxation.

MDWF is an independent grassroots organization fighting for a government that represents the values and needs of working families. MDWF enlists a grassroots movement to hold our leaders accountable through public education and engagement; supports progressive laws and policies that improve the economic security of working families; and works to develop and elect leaders who share our vision and values. MDWF is affiliated with the national Working Families Organization.

City Council Bill 18-0189 will extend the hotel tax to certain short-term rentals facilitated by hosting platforms like Airbnb, require them to be licensed with the city and put an annual 60-night rental cap on un-hosted rental units. These measures would bring needed oversight to what has grown into a large, unregulated commercial lodging market within Baltimore City.

Several studies have shown that a large proportion of short-term rentals (at least 30%) are run by commercial operators. Commercial interests renting out multiple properties as short term hotels have been shown to negatively impact communities and are a major concern for working families. By taking residential units off the market, there are even fewer viable options for working families to live in.

Baltimore's hotel and bed and breakfast industry cannot compete with this unregulated enterprise which does not comply with health, safety, zoning, insurance, and taxation requirements that lodging operators must normally follow. When a consumer chooses cheaper short-term rental units, hotel and bed and breakfast rooms go unfilled[1], and operators have no choice but to cut shifts and even staff altogether – putting hard working Baltimore city residents out of work and unable to pay their bills. Many hotel employees in Maryland are represented by strong labor

[1] Note also that this means the lodging transaction goes untaxed in Baltimore City.

unions which means that in such cases these jobs are middle-class jobs with fair wages, family healthcare, benefits, and fair workplaces. Even for non-union workers, a hotel job may be the main livelihood for a working family.

Furthermore, Baltimore is in the midst of a serious affordable housing crisis. Earning the minimum wage ($10.10), Baltimore city workers have to work 107 hours per week to afford a modest 2-bedroom rental home in the city at a fair market rent.[2] The city's announcement to fund the Affordable Housing Trust is an excellent step in addressing the housing crisis. However, without the passage of 18-0189, commercial investors will continue to buy up single-family homes to flip and rent out on short-term rental sites, reducing the available housing inventory and as a result, drive up the long-term rental prices.[3] We cannot sit idly by while Baltimore's hardworking professionals and families struggle to find places to live, while investors profit.

Lastly, by requiring operators [hosts] and hosting platforms to be licensed, 18-0189 would ensure that short-term rentals are competing fairly in the hospitality industry in Baltimore, and not trying to get ahead by cheating Baltimore residents. The bill also leaves room for small-scale "home-sharing" operations to continue, striking the right balance between residential and tourist use of our city's valuable housing stock. And it means that the City gets the tax revenue is needs to continue to invest in our vital tourist industry.

For all of these reasons, MDWF urges the City Council to SUPPORT 18-0189.

For more information contact:
Jay Hutchins, jhutchins@workingfamilies.org

[2] http://nlihc.org/oor/maryland
[3] https://www.citylab.com/equity/2017/08/where-airbnb-is-raising-rents/535674/

Johnson Jr., Samuel

From: Middleton, Sharon
Sent: Monday, August 27, 2018 10:25 AM
To: Patrick Campbell
Cc: Sneed, Shannon; Costello, Eric; City Council President; Bullock, John; Scott, Brandon; Stokes, Robert; Reisinger, Edward; Dorsey, Ryan; Johnson Jr., Samuel; Cohen, Zeke; Schleifer, Isaac; Henry, Bill (email); Clarke, Mary Pat; Burnett, Kristerfer; andrew.green@baltsun.com; jay.judge@baltsun.com; sam.davis@baltsun.com; Anne Tallent; trif.alatzas@baltsun.com; Yazdanyar, Sahand; Castagnola, Michael F.
Subject: Re: WEEKLY SUMMARY AND PROPOSAL 8/7: PAY the TAX, get the FACTS

Got it! Thank you!

Sharon Middleton

Sent from my Verizon, Samsung Galaxy smartphone

-------- Original message --------
From: Patrick Campbell <patrick.campbell.dc@gmail.com>
Date: 8/27/18 8:02 AM (GMT-05:00)
To: "Middleton, Sharon" <Sharon.Middleton@baltimorecity.gov>
Cc: "Sneed, Shannon" <Shannon.Sneed@baltimorecity.gov>, "Costello, Eric" <Eric.Costello@baltimorecity.gov>, City Council President <City.CouncilPresident@baltimorecity.gov>, "Bullock, John" <John.Bullock@baltimorecity.gov>, "Scott, Brandon" <Brandon.Scott@baltimorecity.gov>, "Stokes, Robert" <Robert.Stokes@baltimorecity.gov>, "Reisinger, Edward" <Edward.Reisinger@baltimorecity.gov>, "Dorsey, Ryan" <Ryan.Dorsey@baltimorecity.gov>, "Johnson Jr., Samuel" <Samuel.JohnsonJr@baltimorecity.gov>, "Cohen, Zeke" <Zeke.Cohen@baltimorecity.gov>, "Schleifer, Isaac" <Isaac.Schleifer@baltimorecity.gov>, "Henry, Bill (email)" <Bill.Henry@baltimorecity.gov>, "Clarke, Mary Pat" <MaryPat.Clarke@baltimorecity.gov>, "Burnett, Kristerfer" <Kristerfer.Burnett@baltimorecity.gov>, andrew.green@baltsun.com, jay.judge@baltsun.com, sam.davis@baltsun.com, Anne Tallent <atallent@baltsun.com>, trif.alatzas@baltsun.com, "Yazdanyar, Sahand" <Sahand.Yazdanyar@baltimorecity.gov>, "Castagnola, Michael F." <Michael.Castagnola@baltimorecity.gov>
Subject: WEEKLY SUMMARY AND PROPOSAL 8/7: PAY the TAX, get the FACTS

Good Morning Chairwoman Middleton!

Please add the NEW testimony to the legislative record for consideration in the upcoming Worksession on September 13th.

Weekly Updates

GoPetition: https://www.gopetition.com/petitions/paytaxgetfacts.html (just passed 600 signatures on our way to many more)

Comment of the week from Gabriel (Bud) Poole on 212 S. Clinton St., Baltimore, MD 21224
Less AirBnBs only hurts tourism don't shoot ourselves in the foot. We have a huge image issue and if we make it tougher for tourist to see the beauty we have then no one wins.

The complete list is pasted below. See if you can find a friend in one of your zip codes. On Sunday we ran into a long-time friend of our President Jack Young who also signed the petition.

We have started initial conversations with the Mayson Dixon consulting firm to get the word out and do what ever we can to help you as a council make a great decision about Short-Term Housing in Baltimore. (We have pasted our proposal below and have sent a copy to the Baltimore Sun for review)

Please have a look and let us know any feedback you have. If you'd like, we'll give you access to the Google doc for comment here:
https://docs.google.com/document/d/1qs3i2Z1oRPcOlnUXX2F2BWWCcpnKpqPLSwHITXDZNnM/edit (just click and request access)

Thanks for everyone's support. It's going to be a busy week. We've talked to people all over the city and lots of council staff and several of you. Thanks for taking our calls.

Please reach out to me directly with your questions or concerns.

Patrick T. Campbell
2322 East Baltimore St
Baltimore, MD 21224
410-245-3558

Summary Plan for Short-Term Housing in Baltimore

Our PAY the TAX, get the FACTs initiative has provided much insight into Baltimore's short-term housing issue. We have hundreds of signatures on our petition with a lot of comments from constituents from local Baltimore districts as well as from concerned citizens abroad. Ref:
https://www.gopetition.com/petitions/paytaxgetfacts.html

We have identified a process for Baltimore's City council to consider instead of the current COUNCIL BILL 18-0189 that has been in the works for some time with a lot of resistance. The legislative process is identified as cumbersome and confusing to many constituents across Baltimore. Many community members and Airbnb hosts who were not aware of how strict the proposed policy is were very shocked to find out about it through our recent efforts. We need more of our community involved in the process and to hear all voices

As the current bill stands, it is not enforceable. There have been a number of issues identified related to privacy, overlap in city services, as well as the bureaucratic overhead to produce all the procedures, enforcement, and violations. Some concerned citizens and legislators across the country have referred to this type of regulation as draconian because of its strictness and the criminal violations indicated for punishment.

Note—*Some of the excessive features of the bill have been tried in other communities across the country and there has been quite a lot of resistance. Cities like Detroit, Raleigh, and Nashville have not been able to enforce them successfully or they are being challenged to be overturned by state legislatures. Ref:*

https://www.tennessean.com/story/news/2018/03/20/senate-committee-votes-overturn-local-short-term-rental-laws-tennessee-cities/442208002/

This summary is intended to be a starter for more sensible regulations and community collaboration for the Baltimore City Council to consider instead of COUNCIL BILL 18-0189 with the following sections:

- Potential
- Issues Facing Airbnb and other Short-Term Housing in Baltimore
- Goals
- for Baltimore as a Community to Address the Potential Issues
- Phase
- 1 – Collect the Revenue - Immediately
- Phase
- 2 – Control of Noise and Nuisance
- Phase
- 3 – Implementation of Short-Term Housing Restrictions

Potential Issues Facing Airbnb and other Short-Term Housing in Baltimore:

- Lost
- revenue for the city that is typically captured by occupancy and sales tax
- Lack
- of oversight in the event of a specific issue related to health, safety, or noise
- Neighborhood
- density for parking and other shared resources like trash and recycling collection
- Reduction
- in affordable inventory of long-term housing for service workers
- Increasing

- real estate values in desirable neighborhoods for first-time buyers
-

Goals for Baltimore as a Community to Address the Potential Issues

-
- Demonstrate
- to all constituencies that Baltimore is addressing its short-term housing issues with a balanced and thoughtful process that is welcoming of feedback and does not denigrate any specific constituents as bad actors
-
-
- Prioritize
- tourism and pride in a revitalized Baltimore with a welcoming atmosphere that embraces innovation of its community members and attracts investments from multiple types of investors who have integrity for the best interest for all Baltimore citizens
-
-
- Provide
- as many options for visitors, tourists, and professionals for housing to fit evolving needs without favoritism for any one provider and with fairness and a positive influence on any neighborhood
-
-
- Serve
- as a flagship model for an urban legislative process that embraces innovation, new technologies, and a spirit of cooperation and neighborliness instead of regulatory oversight and hard-to-enforce criminal violations and make the legislative process ongoing
- rather than definitive
-

Phase 1 – Collect the Revenue – Immediately

Work with Airbnb and other short-term housing platforms to establish a mandatory occupancy tax collected from all guests that is typically a sales tax and a local fee for use, such as a room tax or hotel tax.

Phase 2 – Registration and Control of Noise and Nuisance

Begin registration process for all Airbnb dwellings with a 100% compliance goal by end of Q4 2018 with a registration fee to be determined, likely $100 per dwelling.

Registration requires that each dwelling must identify:

1.
2. Property

3. owner whether an individual, group, or LLC for each dwelling
4.
5.
6. Hosted
7. or non-hosted for entire length of stay
8.
9.
10. Indicate
11. the number of Airbnb or short-term housing contracts available for each dwelling (e.g., a hosted dwelling might have separate private rooms, each with its own listing). In the case of an un-hosted dwelling, more than one contract per whole-home rental is not
12. advised but must be indicated for this first year.
13.

Registration will include a set of guidelines for responsible hosting that the hosts must read and acknowledge with a signature. This will include informing the neighbors of a contact number and hosting only for the immediate guests to avoid unwanted parties or events that could be disturbing to other residents in the neighborhood.

Note: Any non-hosted Airbnb property must comply with the existing 18-0185 council bill as a legal rental property so there is no need for redundancy in meeting city code standards for safety and fire.

During this first year, every Airbnb property will be under scrutiny for the following issues:

-
- Noise
- or nuisance to the community
-
-
- Unavailable
- parking spaces where applicable
-

If a property has two (2) or more substantiated civil and/or criminal complaints within a one-year period, the property owner will be issued a fine of $500.

The property will be put on a probationary period of six months to not receive any substantiated civil and/or criminal complaints.

During that time, if the property is complaint free, it will go back to a registered property with the city. If one or more complaints are substantiated, the property owner will not be allowed to host a short-term rental property in Baltimore.

Phase 3 – Implementation of Short-Term Housing Restrictions

After the first year of this identification and enforcement policy, the council will consider the following:

-
- Reduction
- in affordable inventory of long-term housing for service workers
-

-
- Increasing
- real estate values in desirable neighborhoods for first-time buyers
-

Where these issues are identified, new legislation will be considered to restrict the number of short-term housing inventory for these geographical areas.

During Phase 3, other potential issues will surface and need to be addressed in a similar fashion. The process of managing STH issues in Baltimore will be ongoing rather than definitive from one bill that could become outdated and unenforceable.

Vote NO on Short-Term Housing Bill Regulations and YES on Tax Revenue

Published by Patrick Campbell on 1st Aug 2018

PAY the TAX, get the FACTS:

The Baltimore City Council is considering a bill without doing the proper research for why the bill is relevant to the specific districts across Baltimore City.

Instead, much of the bill is drafted based on communities that are not comparable to Baltimore like New York, San Francisco, and Chicago. We need a more sensible approach to our city that benefits all rather than just a subset of our community who have strong support from the Hotel Lobby.

As one legislator put it, "If a local regulation is necessary to protect the public or minimize nuisances, then those regulations should apply to ALL HOUSING—regardless of whether a home is rented out or not. As technology continues to change the ways people live, work, and travel, state policymakers need to be on the lookout for local policies that stand in the way of economic progress."

We're not saying that is the answer by no means but just further evidence that this bill and it's consequences should be studied much further or not put in place at all. .

In the meantime, let Airbnb collect the 9.5% hotel tax from guests to improve our tourism and infrastructure.

We, the undersigned, believe that a hotel tax administered by Airbnb for short-term housing in Baltimore is the best alternative for the Baltimore City Council to consider instead of passing the current COUNCIL BILL 18-0189 with or without amendments at this time.

The COUNCIL BILL 18-0189 is very cumbersome with regulations and policies that will have many unintended consequences for small businesses, local families, and tourists.

While adding more bureaucracy to the city for inspections, compliance, fines, and administrative overhead, there is almost no evidence of short-term housing issues from Baltimore Airbnb properties that are owner-occupied.

When you ask someone, they typically provide a "what if" scenario that is not backed by real evidence. Airbnb has many self-regulating policies in place that handle nuisance properties faster than a bureaucratic government process.

Through the course of gathering information, we have found some evidence of particularly troubling issues for some "host-free" Airbnb units. This should be addressed as part of the analysis when all the facts have been collected across all districts of Baltimore.

When "host-free" properties are not causing a nuisance, they should not be punished because of a few bad actors. The same issues could occur in that dwelling, or even worse, with long term tenants.

As other cities have done, we need to consider district-specific data by doing community-based online surveys if necessary and advancing a bill that addresses the concerns fairly and with the least amount of disruption for what is identified as working well now.

#	First name	Last name	Email	Address
1	Patrick	Campbell	patrick.campbell.dc@gmail.com	2322 East Baltimore Street
	Let's go!			
2	Ashley	Watson	ashwatson@gmail.com	
	Fells Point AirBnB host.			
3	Lauren	Lamon	laurenlamon@yahoo.com	613 South Kenwood Avenue
4	Michael	St Clair	stclair@messydesign.com	3310 Foster Ave
	Please resconsider this legislation.			

#	First name	Last name	Email	Address
5	Mike	Kulyk	mikekulyk@yahoo.com	
6	Daniel	Baldwin	thedanbaldwin@gmail.com	2622 Fleet Street
	This should be decided on by the people of Baltimore and therefore, be made a referendum.			
7	Richard	Anderson	Richard@tulipclothing.com	7 N DUNCAN ST
8	Vincent	Delorenzo	vincent33@gmail.com	100 harborview 1006
9	Michelle	Shaw	michelle.shaw@gmail.com	807 Park Ave
10	Suzanne	Cox	suzannevalaitis@gmail.com	2417 Bauernschmidt Dr.
11	Marc	Braun	marcbraun@mac.com	1008 Hollins st
12	Jenna	Klempay	jennaklempay@gmail.com	3239 e baltimore st
13	ROBERT	EASTON	rgeaston@gmail.com	3337 Moravia Rd, 20
14	Andrew	Reitz	adreitz87@gmail.com	811 S Decker Avenue
15	Brent	Fuller	brentlfuller@yahoo.com	445 Hand ct
16	Paul	LaFranchise	lafranchisep@sec.gov	1525 W Lombard St
17	Wesley	White	wesleywhite.w@gmail.com	
18	Andrew	Fleck	fleck.baltimore@gmail.com	19 S Broadway, 2R
19	Megin	Renaud	mdrenaud@verizon.net	2219 E. Baltimore St.
	Air Bnb is one of many tools that allows people to use the resources in hand to further their worthwhile goals. it also further the goals of the city by attracting people to come t			
20	Erica	Goretzki	erica@akroncdnr.com	2 Hopkins Plaza
21	Michael	Wood	m.wood1114@gmail.com	2209 Mullikin St
22	Joshua	Zealor	jzealor@gmail.com	1 east chase street
23	Kathleen	Orr	kathleen_orr@hotmail.com	115 S Washington
	Taxes on Air BnB is a great revenue producing idea			
24	Darren	Wright	darrenwright14@gmail.com	737 Harvey st
25	Jesse	Salazar	salazar.jesse@gmail.com	24 E PRESTON ST
26	Brian	Acquavella	brianevella@gmail.com	1618 Belt Street
27	Sarah	DiAntonio	diantonio.sarah@gmail.com	1041 Saint Paul St Unit 2

#	First name	Last name	Email	Address
	The availability of affordable AirBnBs is often a big part of what brings a tourist to a city. I was recently considering a trip to Boston, but couldn't find an appropriate AirBnB staying in unhosted AirBnBs because you get to feel live like a local for the duration of your stay. Last summer I wanted to rent out an AirBnB in town for my sister's bachelor and spent our money there. Shutting down AirBnB's shuts down tourism in our city. If anything, we need more hosts that can act as embassadors for Baltimore.			
28	Stephanie	Loughran	smuell21@gmail.com	1835 S HANOVER ST.
	No to short-term housing regulations!			
29	Ryon	Cahill	ryon.cahill.517@gmail.com	1813 Westphal Pl
	This measure will only hurt the people in the city and help only the hotel companies.			
30	Rachel	Feldman	Rachfeldman@gmail.com	1244 w 37th st
	More study is needed before voting on the bill in it's current form. As an owner occupied airbnb host I have countless examples of wonderful guests who help make the city a b			
31	Kasia	Brodka	kasiabrodka@hotmail.com	1720 Olive St.
	I love living next to a house who hosts STR (short term rentals). The property is kept really clean, nice, updated. We enjoy meeting and giving advice to new visitors who are r neighborhood looking nicer then the LTR (long term rentals). We are having constant issues with LTR who are there for 1 maybe 2 years max before they move out. This is the			
32	Nina	Wroten	nidesing@mail.ru	24912 back creek
	Benefits of attracting different types of tourists, that otherwise won't stay in a hotel, are enormous for city and it's small businesses. Regulations that regulate noise, good cond			
33	Ford	Torney	ford.torney@gmail.com	1714 Light Street
34	Jennifer	C	blackmjc@hotmail.com	Wellham Ave
35	Mageline	Kelley	magelinek@yahoo.com	100 Harborview Drive
	I'm primarily living in Delaware, but live half the time in Baltimore, so I have an interest in this issue			
36	Ronald	Monk	ron.monk@monumentsothebysrealty.com	402 Folsom Street
37	Lisa	Williams	lisa.rudolph19@gmail.com	2111 E Pratt St
38	Victoria	Raabe	Victoria.Raabe@gmail.com	2425 Eastern Ave
39	Lorraine	Dean	ltdean2003@hotmail.com	1032 McDonogh St
	As a homeowner and voter in local elections, I am opposed to the legislation as currently written. As written, it comes across as an unecessary administrative burden on the hor should be completely exempt from the license and instead this legislationg should focus on defining the difference between a hotel and short term rental. While it is reasonable from unused space in the home. The licensing process as written does not offer any additional protections for consumers or short term renters, and benefits neither homeowners more fair alternative. The City can collect its revenue while preventing barriers and subsequent disparities in who may rent her home.			
40	Stephen	Williams	scwilliams20@gmail.com	2111 E Pratt St
41	Jean	Pula	jppula@gmail.com	3031 Eastern Avenue
42	Mark	Moylan	m_moylan@yahoo.com	1917 e Lombard st
43	Dan	Dotter	ddott1987@gmail.com	926 S Belnord Ave

#	First name	Last name	Email	Address
44	Jeff	Tomecek	53BohumirDrab@comcast.net	42 N Patterson Park Avenue
45	Deanna	Tonsor	dtonsor@juno.com	107 E Gittings St
46	Jeff	Andersen	andersen.jeffa@gmail.com	1249 Riverside Ave
47	Mike	Christy	mikec60@gmail.com	18988 Choctaw
48	Edward	Klopp	Jkloppie@yahoo.com	116 Fittings st
49	Brenton	McGill	trent.steiner@gmial.com	3317 Foster Ave
	Stop trying to stifle what is good for consumers.			
50	ilya	altman	ilya.altman@gmail.com	238 s chapel st
51	Samin	Alam	samin881@yahoo.com	
52	Larry	Housman	lshousman@netzero.com	1278 battery ave
53	Thomas	Dawson	thomas.dawson@comcast.net	1729 Jackson st
	I know people that rent via Airbnb. It is not only additional income for them, but also for surrounding local businesses that the visitors might not patronize if staying at a down			
54	Tony	Menendez	tmenendez23@gmail.com	514 s. Lakewood ave
55	Stephanie	Ainsworth	steffainsworth@gmail.com	2030 Bank Street
56	Michael	Barrett	mikeonstpaul@aol.com	1001 St. Paul Street, #9D
57	Garrett	Schiehe	gcs33@hotmail.com	1302 Jackson St
58	Philip	Goldberg	PhilipS.Goldberg@gmail.com	
59	Cory	Luquet	coryluquet@gmail.com	206 E Lanvale St
60	Derek	Court	derekcourt@yahoo.com	108 E Gittings St
61	Michele	Gleason	abitooc@gmail.com	3700 San Martin dr
62	Thuy Linh	Nguyen	thuylinhnguyen88@gmail.com	2316 Ashland Ave
63	Erin	Stamos	erinmelina@hotmail.com	2711 N Howard St
64	Brian	Pomento	bpomento@gmail.com	
65	Dawn	Marsiglia	dawndawsey@yahoo.com	2207 e Baltimore st
66	Cara	Frye	carafrye1@yahoo.com	20 N Patterson Park
67	Kerri	Cardello	kerrimckendree88@gmail.com	200 s. Patterson Park Ave.

#	First name	Last name	Email	Address
	This is crazy that anyone thinks it's OK to regulate small business like this...shame on you.			
68	Jonathan	Kosctanski	bravojonny15@gmail.com	516 S Madeira St
69	Scott	. Eggleston	egglest3@yahoo.co	18 s. Patterson Park Ave,
70	Tarrell	Harrel	tharrel@gmail.com	
71	Katelyn	Falk	katelynbfalk@gmail.com	429 Pine St
	We enjoy using air bnb and are using it for this visit!			
72	Victor	Schriefer	sschriefer@gmail.com	122 S Parrerson
73	Kfir	Catalan	kfircatalan@gmail.com	Po box 13264
74	Ellen	Walter	waltere245@gmail.com	493 criswelldrive
	Yes to tax petition			
75	Kate	Leitkowski	queen.icyday@gmail.com	
76	Lorie	McCarthy	loriegraffius@gmail.com	1520 Hornbeam Dr
77	Will	Sutton	suttonwjr@gmail.com	lombard st
78	Rebecca	Bors	rbors311@gmail.com	43 s stricker
79	Shandra	Dohoney	sdoh0509@gmail.com	1313 N. Calvert St
80	Ronald	Campbell	ron@rvcampbell.com	109 Lewis Brook Road
81	Hannah	Tsiopanos	hannahtsi@gmail.com	517 Cathedral St
82	Kristen	Zoli	kzoli722@gmail.com	1101 north calvert st
83	Lenny	Johnson	lennyj1914@gmail.com	
84	Beth	Braun	bethabraun@yahoo.com	12 collington
85	Boomer	Kennedy	boomerkennedy@icloud.com	2314 E Baltimore St, Second Floor
	The ARBNB in my neighborhood has been a trigger for a stronger sense of neighborhood unity and just joy. I've met interesting visitors but better than that is the owner is now			
86	Beatrice	Paris	bparis@gmail.com	614 N castle
87	Chris	Johnson	cljohnson05@outlook.com	18 n collington ave
88	Heather	Ausmus	heatherausmus@gmail.com	18 n collington ave
89	Michele	Doucet	michele_doucet@hotmail.com	2322 East Baltimore Street

#	First name	Last name	Email	Address
	This program is so great Baltimore needs it!!			
90	Ilene	Cervantes	imcervantes8@gmail.com	2122 E Lombard St
91	Besu	Tadesse	besufekad.tadesse@gmail.com	9408 Penshurst Ct
92	Del	Calibuso	adelfobc@me.com	6534 Rosemont ave
93	Victor	Oliver	victoroliver18@gmail.com	1002 N Eden St
	I vote no on the short term housing bill			
94	Nadezhda	Isaenko	smeta_stroika@mail.ru	2332 East Baltimore Street
	Good luck!			
95	Caroline	Ames	carolinepames@gmail.com	2141 e Fairmount ave
96	Katie	Vaselkiv	katievaselkiv@gmail.com	2826 E Baltimore St
97	Richard	Ames	garrettal@gmail.com	2141 e Fairmount ave
	We use it all the time and love it. It's the only way we travel			
98	Sheyna	Mikeal	sheyna06@gmail.com	6101 eastern pkwy
99	Kneisha	Mcclinton	gurly_baller25@yahoo.com	890 Lowe rd
100	Ebony	Mincey	ebonymincey30@gmail.com	612 glenrock
101	Shanny	Santana	shantanises@gmail.com	7018 marietta
102	Vernon	Long	vernonlong92@gmail.com	612 glenrock
103	Falema	Graham	fgraham.or@gmail.com	3303 Dolfield Ave
104	Jared	Penoyar	jaredpenoyar@gmail.com	1323 Covington st
105	Colin	Penoyar	cpenoyar@yahoo.com	Baltimore
106	Melanie	Milazzo	melanie_milazzo@hotmail.com	1300 St. Paul St
107	Alcinda	Van Deursen	cindamac@gmail.com	405 S. Ann Street
	Research and study before action, please.			
108	Neil	Campbell	neilinpaemail@yahoo.com	493 Criswell Drive
109	Ryan	Fehr	rfehr613@gmail.com	511 S Lehigh St
110	Sara	Mix	Smix66@yahoo.com	827 N. Charles St., Apt. 3R

#	First name	Last name	Email	Address
111	Kimberly	Citizen	kim.citizen@gmail.com	618 Ploy St
112	Rumen	Kostadinov	rkostadi@gmail.com	Luzerne
	No to additional rules that make running an airbnb near impossible. Yes to 9.5% tax collected by airbnb and remitted to city of baltimore to improve tourism.			
113	Kim	Beaudry	beaumac2@comcast.net	
	I rely on Airbnb for affordable places to stay when travelling and find the experience so much more enriching than staying in hotels. I would not mind paying a tax.			
114	Nicole	Erby	nerby14@gmail.com	14 S Robinson St
115	Mag	Sabo	leatherseams@gmail.com	1145 Dexter St
116	Damien	Reed	dnreed08@gmail.com	1325 w Fayette st Apt 1, 1
117	Tracy	Kreidler	TracyKreidler@gmail.com	912 Ramsay St
118	Stephen	Trombetti	svtrombetti@gmail.com	624 S Paca St
119	Elizabeth	Stoko	elstoko@icloud.com	2916 east Baltimore st
120	Lennie	Moore	vanburen4648@gmail.com	55 M Street NE
121	Miriam	Vitale	miriam.vitale@gmail.com	152 W All Saints St
122	Randi	Smith	2rands@gmail.com	
123	Gail	Mason	gailingsrilanka@gmail.com	
	Airbnb provides a home atmosphere and an opportunity to experience the culture and traditions not provided by the impersonal atmosphere of hotels			
124	Biffrey	Braxton	biff.braxton@gmail.com	618 Ploy St
125	Graceann	Cummings	pianoann88@gmail.com	1736 12th ave. S
	Thank you listening.			
126	Eric	Broman	bromane@nwattorney.ney	1908 E. Madison
127	Edward	Bendetti	edbendetti@live.com	813 S. Bond Street
128	greg	Hadjian	greg.hadjian@gmail.com	1627 Shakespeare Street
	No on Short-term regulations and yes on tax.			
129	Joe	Tirone	joetirone@yahoo.com	1500 Maywood Avenue
130	Devin	Fellman	devin.fellman@gmail.com	2322 East Baltimore Street
131	Kara	Warren	karalwarren@yahoo.com	2314 East Baltimore Street

#	First name	Last name	Email	Address
132	Theodore	Chilcote	tchilcote@gmail	1700 S Charles St
133	Arche	Carwell	datchefboyarche@aol.com	3211 kingsley
134	H	Chil	hchil@yahoo.com	326 Tryon rd
	Keep Airbnb small			
135	Matt	Smith	matt6532@gmail.com	
136	Callie	Vislay	callievislay@gmail.com	1121 Charles view way
137	Jermaine	Ladson	jermaineladson@yahoo.com	1618n Milton ave
138	Elizabeth	Williams	elisabeth.anne.williams@gmail.com	2419 Meadow road
	Airbnb is way better than hotels that are way over priced and it is not ok for hotel lobbies to sway public opinion that to make more money			
139	Anastasai	Lehukey	alehukey@yahoo.com	217 S Durham St
	I would prefer living with a familiar host or referral than spending my money on a hotel and not knowing what I get			
140	Christina	Costill	cmcostilll@gmail.com	918 south hanover
141	Rob	Benning	rbennlax@gmail.com	918 south hanover
142	Robert	Boyer	boyer.bob@gmail.com	103 West Hill St
143	Jose	Ruano	ivanruano@msn.com	10731 Bear oak ct.
	No on short term housing bill regulations and yes to tax			
144	Kimberly	Wiggins	potparkkim@gmail.com	157 N Milton Ave
145	Justin	Myers	jmyers961@gmail.com	1501 Guilford Ave
	I strongly say NO!			
146	Ernest	Gallo	ejgallo10@aol.com	
147	James	Digirolamo	jd@lnf.com	2300 East Baltimore Street
148	Gerald	Charlwood	utoocansoar@aol.com	415 South Dallas St
	WE vote for taxes on Air BnB but no restrictions on numbers of nights etc.			
149	Leslie	Dell	lesdell@verizon.com	120 S Gilmor
	I live nextdoor to a home that is used for a short-term rental Airbnb and I have had no issues and the neighborhood has been great.			
150	Lauren	Brady	labrady1984@gmail.com	3836 Calmont

#	First name	Last name	Email	Address
151	douglas	koschalk	doug@elementalwork.com	779 w ostend st
152	Daniel	McCauley	greenvandan@yahoo.com	2614 washington blvd
153	Margaret	Winters	winters.mar@gmail.com	5703 Rockspring Road
154	Harold	Johnson	anonymous@gmail.com	415 Clinton St
155	Steven	Williams	sawilliams0526@gmail.com	2322 East Baltimore Street
156	Angela	Young	ohtheangie@aol.com	7907 Riverdale rd
157	Spiro	Papaniks	spiro2k6@gmail.com	9110 Abigail drive
158	Alli	W	allikatwin@aol.com	4345 York Road
159	Ryan	Schulz	ryan.schulz31@gmail.com	
160	Bryant	Fludd	bfludd927@gmail.com	105 courtland woods circle
161	John	Iannucci	jginoiannucci@gmail.com	4447 bucks schoolhouse rd
162	Jes	Whiteford	jeswhiteford@gmail.com	4447 bucks schoolhouse rd
163	William	Jones	wigout6@yahoo.com	2332 E. Baltimore Street

The proposed legislation is too draconian with the 60-night cap on unhosted short-term rentals. That will shut them all down, depriving small business owners of the investmen is passed.

164	Carli	Cummins	carliinnc@hotmail.com	3521 Village Dr
165	Kami	Myles	KamiMyles@mac.com	1802 Knight Street, 12
166	Arthur	Love	loveatthur03@gmail.com	255. S Ellwood ave
167	David	Bodycombe	dbodyco2@jhu.edu	614 S. Decker Ave.
168	Victoria	Erbe	victoria@innerharborhomes.com	100 Harborview Dr
169	Susan	Colley	suecolley@comcaste.com	2016 E Pratt
170	Stephanie	fleishman	stephanie2910@verizon.net	3036 DILLON STREET

I would like the Baltimore City Council to vote NO on Short term housing regulations and yes to collecting the tax.

171	Miranda	Brady	mirandabrady13@gmail.com	741 east fort ave
172	Austin	Mccrary	mccraryaustin@aol.com	741 east fort ave
173	Michael	DeLorenzo	mikedelorenzo@comcast.net	100 Harborview Drive Residence 1101

The regulatory concept goes way to far. The hotels do not need protecting. Pass only the tax portion of the bill.

#	First name	Last name	Email	Address
174	Jamie	Matlock	jmatlock1320@gmail.com	1407 Jackson st
175	Marzia	Mostafa	Zenaisa.95@gmail.com	1630 Whetstone Way
176	Emilie	Dunnenberger	emilie.dunnenberger@gmal	1747 south charles
177	Stephen	Pasquerello	stephenpasquerello@gmail.com	1111 light st
	Airbnb rocks! Thanks for the snax.			
178	Andres	Hartman	ahartmansoccer@yahoo.com	2322 East Baltimore Street
179	Davontae	Rhue	davontae322@gmail.com	2704 east chase st
180	Sandra	Keough	sandrakeough@aol.com	900 E fort ave
181	Jacob	Griswold	jacob.griswold95@gmail.com	101 West cross st
182	Sami	Pollak	samipollak96@gmail.com	Federal hill
183	Rafael	Nieves	gabynievespr@yahoo.com	900 E fort ave
184	Katerina	Neste	kateneste03@yahoo.com	
185	Andrea	Dodrill	andreadodrill@gmail.com	2809 Boston st #236
186	Sam	Neely	wonderboy4040@msn.com	700 Sunhaven Circle
187	Karla	Atherton	pbrr@cox.net	
	We need this additional income in order to pay our mortgage, maintain and repair the properties, etc.			
188	Gabrielle	Vernier	brie@nurfuerspam.de	Meindlstr. 19
189	Sherena	Holmes	sherena_h@yahoo.com	2322 East Baltimore Street
190	Roger	Asnen	rogerasnen@gmail.com	119 n Patterson park ave
191	Robin	Koutsoures	robin.koutsoures@gmail.com	232 North Oak Park
192	Eugenie	Mukeshimana	Eugeniem@me.com	6224 Ridgeview Avenue

I have been a Baltimore city resident since 2015. Last year, my neighbor's house came on the market as a short sale. We bought the house and moved out of our 1 bedroom sin rules we set. We are happy to provide a place to stay for guests who are coming to Baltimore to visit family, for work, for medical appointments, and sometimes to attend funct wanted a home-like environment, be able to sit outside on the porch, cook meals to each other, and just stroll down the street for their routine morning or evening walk. while c The true ambassadors of our wonderful city are these guests. While some guests could do fine in a hosted house, many prefer a non-hosted STR because, like many of us, priva others have difficulty making themselves at home in someone's house house regardless of how big or nice it is. We can all relate to this. I have also had guests who couldn't sta them options and ability to travel like everybody else. Closing doors to non-hosted STRs will have a negative impact on my ability to afford my home. Beyond this, it will driv right by my neighbors. My guests don't only rate me as a host, they rate my neighborhood. They will point out the noise, the rudeness, and other negative issues, equally so, the added value to our neighborhood, not a nuisance. My current guest (a traveling nurse) just rented out a long term apartment in our neighborhood because she felt comfortable h primarily tourists. Most come for other reasons but add the sight seeing afterwards when time permits. It's therefore to think of Baltimore guests as tourists who may be here ju out their homes. Our homes are not vacation homes for us. Moreover, it's a grave mistake to design a policy based on hypothetical variables from other cities that are not even those in a sensible and responsible way to move our city forward instead of setting back. We are gaining a lot from the people who, despite the unfortunate negative images tha that they are not welcomed in our neighborhoods, and can't be trusted to rent a home and be on their own for a few days? why would they want to come here, spend their mone same way, other nuisance from rental properties in the neighborhood are handled. And let's not lie to ourselves, if there is really a long term rental deficit in Baltimore, then thi let's make greater investments in housing by supporting residents who want to invest in the city they love and already live in to do so instead of catering to big corporations tha

#	First name	Last name	Email	Address
	STRs and reforming how this emerging industry operates, however, I am concerned about policies that are not aiming to solve credible existing problems. Let's all collaborate have a long term impact on our residents, our investors, local business owners, and mostly our guests and potential future residents of this great city.			
193	Nathan	Clingan	nathanclingan@gmail.com	3608 Elkader Rd
	While I'm not currently renting out, I absolutely disagree that short-term rentals should be inspected and regulated, or charged a hotel tax. This is NOT a hotel business--these a favors hotel magnates.			
194	Dahira	Binford	baltimorebinfordbunch@gmail.com	6223 Ridgeview Avenue
	This generally impacts all hosts rather than based on research of the impact on local business. We propose doing surveys and conducting district-specific data that addresses co			
195	Harold	Hampton	haroldhamptonjr@gmail.com	
	I am a Airbnb Baltimore based Airbnb host in opposition of the STR bill.			
196	Marggie	Skinner	mpskinner3@yahoo.com	49 Ryckman Ave
	We had a wonderful Airbnb visit in Baltimore recently. Spent about $200 in addition to the rent. Probably would not have visited Baltimore if it weren't for the Airbnb.			
197	Carlos	Dohse	carlosadohse@gmail.com	2043 muirfield way
198	Steven	Frazier	stevensjobs@yahoo.com	
199	Peter	Fellman	peter_fellman@yahoo.com	6108 wooden st
200	Neil	McAllister	halfpec@aol.com	115 N. Wayne St
201	Mark	Lancaster	lancasmd@yahoo.com	2320 east Baltimore
202	Amanda	Krow	amandakrow@comcast.net	2322 East Baltimore Street
203	Kelli	Lavery	laveryk7@gmail	2205 e baltimore
204	Ashley	Weckbacher	ashweck@gmail.com	
205	Andrew	Lewine	andrewlewine@hotmail.com	
206	Carl	Kuehling	carlkuehling@yahoo.com	1001 St. Paul Street
	Have AirBNB collect the tax and they pay the city.			
207	Joe	Medpal	medpal@optonline.net	It
208	Jeffrey	Toran	jefftoran@gmail.com	446 elder trail
	We support abnb and agree decisions should be fact based			
209	Nichole	Turner	courtken@msn.com	120 summit ave
210	Joe	Ostrosky	joeostrosky@gmail.com	2322 East Baltimore Street

#	First name	Last name	Email	Address
211	Tj	Desmond	wcmrugby15@icloud.com	817 N Charles
212	Lisa	Sinnwell	lisavthompson@yahoo.com	1805 n 23rd Ave w
213	winnie	Plummer	winnieplummer@gmail.com	7420 S.Steele Circle
214	Troy	Patterson	troylpatterson@gmail.com	1836 Metzerott Road
215	William	Holte	williamholte@live.com	1212 Grenox Rd
216	Catherine	Grogan	cjgrogan@aol.com	622 s. Milton ave.
217	Jelena	Mijanovic	jmijanovic@yahoo.com	500 BUdd Rd.
218	Bonita	Brown	bbbrown@gmail.com	123 N St
219	Abigail	Tryon	atryon21@gmail.com	1733 south charles
220	Delia	Oldak	oldakdelia@gmail.com	902 light st
221	Shaynaye	Franklin	shaynayefranklin@me.com	3503 Mactavish Ave
222	Chris	Turner	christopher.s.turner@gmail.com	10216 Owen brown road
223	Dez	Patterson	depatterson1@yahoo.com	1017 E Randall street
224	Maria	Pashupathi	mpashii@gmail.com	
225	Tessa	Bonnstetter	bonnstetter@gmail.com	4 e henrietta st
226	Diane	Desimons	none@gmail.com	500 Harborview Dr
227	Cara	Lofaro	anon@gmail.com	1111 Park Ave
	Basic transparency is needed in the development of a regulation.			
228	Joseph	Tuma	joseph.tuma@gmail.com	500 Harborview Drive
229	Gabe	Gee	gabe@email.com	500 Harborview Dr
230	Sal	Al	salal@gmai.com	
231	Xavier	Escoto	escovier@gmail.com	5811 White lake lane
232	Ian	Damm-Luhr	ifdammluhr@gmail.com	
233	Mackenzie	Abate	mackenzie.abate@yahoo.com	
234	Leander	Douglass	leanderd@hotmail.com	340
235	Virgis lukas	lukas	virgislukas@yahoo.com	2124 east Pratt street

#	First name	Last name	Email	Address
236	Tom	clemens	tclemen5@jhmi.edu	2023 E Lombard
237	Jewelle	Carter	cwellej@yahoo.com	
238	Helia	Seifikar	heliaseifikar08@gmail.com	6538 hereus ct
239	Neha	Jagannath	nehajagannath@gmail.com	1883 9th avenue
240	Adam	Ahmed	muffindespair+a@gmail.com	3597a Mission St
241	Clarissa	Howison	clarissa.howison@gmail.com	619 Washington Blvd.
242	Kimberly	Lewis	kimberlylewis999@gmail.com	2616 e Fairmount ave
243	Russell	Leone	russellcleone@yahoo.com	1153 Nanticoke Street
244	Pettijohn	Juneous	juneous.pettijohn@gmail.com	3731 D Street, SE 202
245	Anthony	Vincent	narwhal@yahoo.com	
246	stormy	vain	eroticasy@gmail.com	
247	Andrea	Earls	andrea.earls@yahoo.com	1706 R st NW
248	kevan	peabody	TWINKEMP@AOL.COM	983 10th Street
249	Linda	Wilson	linawil@comcast.net	10264 Wetherburn Road
250	Timothy	Poisal	tipoisal@gmail.com	225 I st NE
251	Jefferson	Mccormack	jkm5096@gmail.com	3805 dunsinane
252	Mary	Defrehn	mary.defrehn12@gmail.com	305 Washington street
253	Dasia	Martin	babydeezzz@yahoo.com	8533 Willow oak road
254	Tykiem	Saunders	wolf26112@gmail.com	156nkenwoodave
255	Adam	Kovars	asdf@gmail.com	
256	Shelly	Baker	shellysblossomshop@gmail.com	1437 monkton
257	Werdah	Mohammad	werdhiii1026@yahoo.com	1001 Myrtle avenue
258	Ava	Springs	missweezybaby2@yahoo.com	606 poplar grove
259	Ariel	Gaines	arielgaines96@yahoo.com	2424 Barnesley
260	Shawnah	Rice	shawnahrice@gmail.com	1002 Hillman st
261	Tanya	Davis	tanyad@his.com	2222 Cambridge

#	First name	Last name	Email	Address
262	Merle	Davison	merle0727@comcast.net	2222 Cambridge St
263	Christopher	Hyde	hydechris@gmail.com	206 E Chase Street
	We are taxed enough. I pay over $5000 in property taxes and close to the same in local City taxes. I should be free to share my house with whomever I please- the city has no r			
264	Stephen	Spartana	stephen@spartana.com	6706 Selkirk RD.
265	Matthew	Hirschmann	matthirsch@aol.com	
266	Honora	Laszlo	honoraprice.virginia@gmail.com	1712 N. Veitch Street
267	Tom	O'Donnell	todonne3@gmail.com	2324 east Baltimore street
268	Laura	Scott	lscott50@jhmi.edu	2324 east Baltimore st
269	Lana	Sanders-Scott	scotttreefarms@gmail.com	407 Nick's bend west
270	Ayanna	Ferebee	ayannaferebee@gmail.com	111 s.Gilmor.st
271	Raymond	Ferebee	raymondferebee@gmail.com	3218 Belair
272	Gianna	Jones	giannajones@gmail.com	111 Gilmor st
273	Sandesh	Burlakoti	franklampard257@gmail.com	1107 meridene drive
274	Timothy	Silcott	loboojosazules5@gmail.com	2017 St. Paul St
275	DLR	Price	dlrprice@gmail.com	1936 w Fayette st
276	Devin	Demers	devin.demers@gmail.com	118 n Patterson park ave
277	Williams	Aggrey Orleans	etsydudes007@gmail.com	2306 E Baltimore st
278	Victor	Eromosele	victor.eromosele@ymail.com	8403 loch Raven Blvd a
279	Mariela	Sanchez	msanchez@msil.com	E Baltimore st
280	Anita	Zimmerman	abzimmer@juno.com	1402 Hollins Street
281	Corey	Johnson	johnsoncorey88@gmail.com	801 S Milton Ave
282	James	Black	jnrva@hotmail.com	4004 chipstead pl
283	Cortez	White	white.cortez@ymail.com	Evelyn ave
284	Sandra	Adams	slfadams@comcast.net	1001 Saint Paul St - Apt 1211
285	Stephen	Miller	cubby21202@yahoo.com	1001 Saint Paul Street
286	James	Costlow	jcostlow@lonewill.com	7925 Sharpsburg Pike

#	First name	Last name	Email	Address
287	Carlos	Taylor	dccarlostaylor@gmail.com	1833 Kalorama rd NE
288	JOSEPH	HAWKINS	hawk036555@gmail.com	1935 BROOKS DRIVE, 304
	i Vote NO on Short-Term Housing Bill Regulations and Yes to Tax			
289	Judith	Mirkin	judy.mirkin@live.com	10415 113th Place NE
290	Richard	Karoll	rkaroll@gmail.com	141 S. Curley st
291	Patrick	Alban	palban@mac.com	1001 Fleet st
292	Sam	Siprelle	samuelldsiprelle@gmail.com	1428. Catlyn place
293	Kat	Reed	katreed311@yahoo.com	
	As a frequent user of Airbnb and hotels, I appreciate the choice to select my accommodations when visiting a city based off my need. Whether in an Airbnb or a hotel I am spe			
294	Lauren	Vergara	laurenadele420@yahoo.com	1617 TRINIDAD AVENUE NE
295	Khang	Nguyen	lovehaven@gmail.com	17700 Hidden Garden Ln
296	Mar	Temple	iop@mail.com	213 s mt vernon
297	Rae	Rossi	rae.rossi@gmail.com	8 S Patterson Park Ave
298	Chris	Schmidt	mobtowngroup@gmail.com	2207 e Lombard st
299	Dana	Kurtz	dkurtz@kurtzlaw.us	32 Blaine street
300	Curtis	Kmiecek	ckmiecek@kurtzlaw.us	Hinsdale
	We come to Baltimore often and would not at all if this measure passes forcing us into overpriced hotels. Chicago il			
301	STEPHEN	RUSSELL	stephen65f85@gmail.com	1640 EAST BALTIMORE STREET
302	Kyle	Brannon	kbrannon@american.edu	701 Lamont st, nw
303	Stephanie	Nsuele	snsuele@gmail.com	
304	Ricardo	Vergara	ricardo.v528@gmail.com	Trinidad Ave NE
305	Tanya	Bobo Lenoci	tbobo99@gmail.com	3306 E Baltimore St
306	Pierre	Lenoci	pierrelenoci69@gmail.com	3306 e Baltimore st
	I would like more small businesses in the area and Airbnb is a treat business model for the area.			
307	Erick	Oribio	erick@erickoribio.com	2111 eastern Ave
308	Madalina	Jiga	maddyjiga@hotmail.com	249 s caste st

#	First name	Last name	Email	Address
309	Philip	Felice	philip.m.felice@gmail.com	249 S castle st
310	Evan	Eskridge	ege807@gmail.com	2127 E Lombard St
311	Sean	Guy	chefseanguy@waterfordchocolate.com	1841 east Lombard street
312	Marianne	Kresevich	mariannekr.comesevich@yahoo.com	100 Overhill road
313	Michael	Hylkema	cambridgemass@gmail.com	617 south luzerne ave
314	Tracy	North	tracy_north@hotmail.com	2202 Gough St
315	Mike	Pamphilon	mikepamphilon@icloud.com	
316	Anand	Trivedi	atjunkmail0@gmail.com	1504 Spring Pl, NW
317	Andrew	Johanson	johansona@frontier.com	2307 Eastern Ave
318	Jenny	Hyle	jchyle@gmail	Md
319	Charlie	Summerljn	cmsummerlin@gmail.com	331 s east
320	Jason	Tyler	j3tyler@gmail.com	
	This bill requires further study. In the meantime why not let the taxes benefit the city?			
321	Shyreen	Shafiq	shyreent@aol.com	19006 Sawyer Terrace
322	Eric	Nicholson	ericn443@yahoo.com	3935 S Street, SE #302
323	Jef	Rudolph	rudolphjeff@yahoo.com	828 Sanctuary Lane
324	Daniel	yates	dyates@g1440.com	3946 hickory ave
325	Michael	Ranaudo	michael.ranaudo@g1440.com	2214 Cambridge Ave
326	Garrett	Von Keeling	grvonk@gmail.com	
327	Adam	Troska	adam.troska21@gmail.com	711 s Robinson st
328	Alison	Hines	alison109@gmail.com	
329	Chad	Hines	chad.d.hines@gmail.com	
330	Ryan	Griffiths	griffmail33@gmail.com	8609 silver knoll Dr.
331	Christina	Smearman	smearmanc@yahoo.com	1211 s Linwood ave
332	Nicole	Kelly	nkelly08@netscape.net	1211 s Linwood
333	Jordan	Bardel	jobardel@gmail.com	1211 s Linwood ave

#	First name	Last name	Email	Address
334	Bryan	O'Donnell	bmodonnell9@gmail.com	603 S Ellwood
335	Hannah	Atk	hatkinson@hotmail.com	951 fell st
336	Jabari	Simmonds	bari4lutalo@gmail.com	3613 elkader road
337	Wellhan	Li	wellli07@hotmail.com	501 E. Baltimore Street
338	Wilson	Li	w.s.l.145@gmail.com	501 E. Baltimore St., 2nd FL
	I decline the Short term housing bill as it is irrelevant. Occupancy tax is acceptable.			
339	Wei	Fu	waynefu.pkuhsc@gmail.com	310 ilchester Ave
340	Tim	Sheahan	emperorawesome@gmail.com	1534 S Hanover St
	I count on the supplementary income from renting out my spare room on airbnb to pay my mortgage, income which would be exceeded by the increased tax on my house. Whi homeowner renting out part of their primary residence when finding a long-term roommate is difficult. Further, the availability of inexpensive, short-term rentals is necessary i moving here, and hotel rates would make an extended stay impossible for them.			
341	Chris	Wulin	cwulin@aol.com	21 montford
342	Carrie	Rushing	rushing.carrie@gmail.com	26 n Lakewood ave
343	Arthur	Love	lovearthur03@gmail.com	255 s Ellwood ave
344	Gabriela	Romero	g_romero@me.com	1915 ePratt
345	Jenny	Lam	jennyl.ny@gmail.com	
346	Dana	Bindra	danabindra@yahoo.com	1011 decker
347	Rebeca	Diaz-Reyes	r.a.diazreyes@gmail.com	
348	Mark	Dutton	markrdutton@gmail.com	922 Stubblefield Lane
349	Barbara	Coleman	free2bcn@yahoo.com	Charles street
	Again... property owner pays property taxes city taxes and a mortgage... to provide financial assistance by " sharing " their space... now to be viewed as a " source of revenue " local businesses.....			
350	Martha	Bernholz	mbernholz@gmail.com	2314 E Baltimore St, #2
351	Gabriel (Bud)	Poole	BudPoole343@gmail.com	212 S. Clinton St.
	Less AirBnBs only hurts tourism don't shoot ourselves in the foot. We have a huge image issue and if we make it tougher for tourist to see the beauty we have then no one win			
352	Danee	Roach	shonigua_r@yahoo.com	6058 Nancita court
353	Varun	Chaudh	vivsterrific@yahoo.com	Heather hill Rd
354	Jo	Keller	kerneway@yahoo.com	3300 Gibbons Ave

#	First name	Last name	Email	Address
355	Antoine	Myers	antoine2S15@yahoo.com	7717 cornerstone way
356	Antonio	Clinkscales	clinklantonio@yahoo.com	1632 , Hollins, St
357	Meghan	Clendaniel	megclendaniel@gmail.com	813 Hollins Street
358	Ebonee	Tisdale	etisdale@gmail.com	17 Paula pl
359	Shelby	Muse	shelby70@yahoo.com	1312 Croflon rd
360	Michelle	Holden	michelleholden34.mh@gmail.com	337 South Mount Street
361	Anthony	Brazil	aabrazil1@gmail.com	1307 Lakeside Ave.
	Baltimore is working class city. There are not many corporations here. We need ways to make ends meet. We need Airbnb.			
362	Mike	Daniels	liveleak77@gmail.com	
363	John	Seaback	jwschreven@gmail.com	4555 turkey ave
364	Scott	Haynes	scotty55lax@yahho.com	2001 st. John street
365	Art	Sierra	asierra707@gmail.com	
	Do the right thing			
366	Zachary	Dale	snddale@gmail.com	
367	Austin	Doyle	doyle@emai.com	100 Key Highway
368	Charles	Rooks	crooks183@gmail.com	
369	Chris	Volkmana	cvolkmana1211@gmail.com	4417 Leeds Ave
370	Kelly	Murdock	socccer00@msn.com	36 w wyomissing ave
371	Adam	Meduski	amedus1@gmail.com	740 s Ellwood av
	Do not close down!!			
372	Nazli	Mehrazar	mehrazar_naz@yahoo.com	Borgia
	Don't shot down the Airbnb !			
373	Isidro	Johnson	jisidro64@gmail.com	120 Archimedes ct
	Keep Airbnb			
374	Author	Taylor	actir2014@gmail.com	120 archimedses ct
375	Margaret	Brown	margaretbrown23@gmail.com	1105 Webb court

#	First name	Last name	Email	Address
376	Albert	Jackson	pastorjackson80@gmail.com	1602 N Hilton St
377	John	Seifert III	johnseifertiii@gmail.com	106 Woodhill Road
378	Albert	Hallivis	realestatewithalhallivis@gmail.com	509 e 38th
	I quit my job 3 years ago to fully run short-term rentals in Baltimore City. I have my entire life savings invested here. And I will be forced to sell my homes, lose money and m			
379	Anatacia	Amaya	amaya@gmail.com	3662 Bellfree Unit 8
	Airbnb es mejor en Baltimore			
380	Ana	Cruz	cruz@gmail.com	60407 Balfour Drive
381	Chal	Little	superlativethought@gmail.com	1141 N Old World 3rd St.
382	Glenda	Gentner	pgentarch@comcast.net	2028 Park Avenue
	Airbnb can add a guest tax to the reservation fee paid directly to the City, which is more manageable than adding host taxes. Hosts already pay taxes on Airbnb income recorde			
383	Emily	Adaoag	emily.adaoag@gmail.com	2120 Sulky Trail
384	Nathan	Adaoag	nathanemjkva@gmail.com	11719 Jarvis dr
385	Valerie	Cunningham	vlcunni@comcast.net	114 E. Lexington Street
386	Ryan	King	95ryanking@gmail.com	1214 Riverside ave
387	Raymond	Mobley	Raymondblandthe3@hotmail.com	3358 Strickland St
388	Joey	Daswson	luckyreelanglers@gmail.com	310 magothy beach road
389	Rebecca	Greenwald	rebecca712814929@gmail.com	
390	Daniel	Schuck	schuck@ycp.edu	1211 s conkling
391	Erica	Mulford	emulford@ycp.edu	1211 s conkling
392	Tyler	Harris	tharris7000@gmail.com	
393	Sierra	Silva	silvab4gold@gmail.com	1415 Dartmouth Ave
394	Karl	Auer	karl.auer09@gmail.com	500 Harborview road
395	Weimar	Caceres	weimi6@yahoo.com	500 Harborview Dr
396	David	Chiat	dmchiat@udel.edu	106 West lee
397	Claire	Danberg	clairedanberg@aol.com	7 headwater lane
398	Alex	Anderson	alexda2014@live.com	302 south kerr

#	First name	Last name	Email	Address
399	Max	Siskind	msiskind1@yahoo.com	500 Heath street
400	Jessica	Silva	jessica.silva.franks@gmail.com	2310 e Baltimore st
401	Chris	Franks	cfranks4@gmail.com	2310 e Baltimore
402	Lisa	Scott	weegiecat@gmail.com	10616 Hillingdon rd
403	Mark	Taylor	kaizenmann@gmail.com	10616 Hillingdon
404	Myles	Haley	myleshaley@outlook.com	4522 Weitzel Ave
405	Ashley	Meredith	meredithashley0@gmail.com	234 N Chester St.
406	Brittany	Johnson	brittanyj1682@com	1960 Wareham road
407	Malik	Jenkins	malikjenkinse@gmail.com	4731 shamrock
408	Denise	Andrews	deniseandrews97@yahoo.com	2832 Parkwood ave
409	Dan	Frochlich	dfrochlich6@gmail.com	2639 Boston St
410	Amelia	Marsden	mia7177@yahoo.com	3500 winding path ct
411	James.	Lorgan	jameslorgan@gmail.com	210 soller point
	This is a beneficia to improving room and rate.			
412	Dimitri	Benner	dimadeats@gmail.com	Vorgartenstraße 110
413	Timur	Sabitov	tim7en@gmail.com	Ibn sino
414	Pradeep	Singh	psingh.family@gmail.com	901 N. Monroe St. #701
415	Dennis	Rosensteel	drosensteel@gmail.com	101 JOHN AVE
416	Robert	Mcphersoon	rlmcpherson90@gmail.com	128 n Milton ave
417	Jamie	Walker	jamiewalker.realtor@gmail.com	
418	Claire	Hanway	clairehanway@gmail.com	328 S Duncan St
419	Terrance	Brown	revtbrown@jhofi.com	802 E North Ave
	Airbnb host are putting a footprint on our communities. These regulations would affect host like me, who provide these services in urban neighborhoods. My AirBNB host exp			
420	Ondrej	Stepanek	dravecek@gmail.com	
421	Ruben	Aza	azaruben@gmail.com	2720 pulaski highway
422	Chad	Gallagher	chadgallagher2@gmail.com	1207 south clinton

#	First name	Last name	Email	Address
	Airbnb is crucial to tourism to keep costs down!			
423	Jenna	Walters	nanozip1429@gmail.com	20 south Patterson park ave
424	Pedro	Hernandez	edenhernandez1024@gmail.com	3435ravenwood
	Pedrourbina			
425	Jillian	Lansey	jillycool7@aol.com	3039 eastern ave
426	Sue	Straumanis	straumulat@gmail.com	4 North Port
427	Egal	Gorse	oddmanout3000@yahoo.com	
428	Joe	Schiavo	schiavo.joe@gmail.com	155 N. Third St
429	Janet	Kalter	janet.kalter@gmail.com	155 N. Third Street
430	Gretchen	Leslie	grit33@gmail.com	2901 Beverly Road
431	Mati	Pitkanen	matpitk@gmail.com	
432	Stephanie	Boarman	sboarman21@aol.com	2690 Vineyard Road
433	Gabrielle	Weaver	gcweaver91@yahoo.com	2690 Vineyard Road
434	Doris	Harrison	dhrnusuc@aol.com	3151 Euclid Ave
435	Craig	Harrison	craig413@msn.com	101 Sparks St
436	Lisa	Bostwick	21bostwick@sbcglobal.net	1049 Treat Ave
437	Avi	Cohen	chef6601@aol.com	2 Bellinger ct
438	Sherry	Cohen	sherryalyce@aol.com	2 Bellinger ct
439	Leslie	Passman	youngla66@gmail.com	7867 June Drive
440	Frank	Passman	fapasssman@outlook.com	7867 June Drive
441	Philip	Gundlach	pgunlach@comcast.net	415 East Hamburg
442	Lois	Schwait	lschwait@gmai.com	2326 East Baltimore
443	Erin	Reinl	erin.reinl@gmail.com	239 S. Duncan St.
444	Joseph	Ackerman	jwackerm@gmail.com	239 S. Duncan St.
445	Carol	Hartke	rateracers@yahoo.com	2334 East Baltimore
446	Alexis	Ellis	chicolex1014@yahoo.com	1321 light pines court

#	First name	Last name	Email	Address
447	Patricia	Quigg-Lee	paq375@yahoo.com	15301 Beaverbrook Court
448	Tasha	Holland	tashaholland@gmail.com	450 North Patterson Park
449	Maurice	Aye	kingave87@gmail.com	2323 e monument st
450	Hicham	Ridouane	hicham_balt@yahoo.com	
451	George	Petropoulos	george@gmail.com	1506 bundalk av 2122221
452	Alex	Pappas	alex@mail.com	1419 dansoi str
453	Antonios	Zarifis	antonios@gmail.com	415 dophlin street
454	Kpokpa	Grovogui	kpokpag@gmail.com	2500 Winchester st
455	Charlie	Parks	charlieparks@yahoo.com	1212 Curley st
456	Robert	Yochem	ryochem@gmail.com	
	Please send me a copy of this petition.			
457	Brett	Veitch	veitch37@gmail.com	113 n streeper
458	Matthew	Christianson	matthewcc86@gmail.com	2404 Ken oak rd
459	Andrew	Munera	drew.munera@gmail.com	6925 gibson
460	Bernard	Kulp	kulpsterdaman@gmail.com	203 27th St
461	Alex	Constantine	a.constantine444@gmail.com	3142 fait ave
462	Sarah	Mott	sarah_mott_swims@yahoo.com	7 wyn court
	Save Airbnb			
463	Pat	Szwec	patszwec@gmail.com	611 s Potomac st
464	Jason	Jenkins	jason_jenkins3@hotmail.com	202 Grundy St
465	Marvin	Ingram	marvlingram@gmail.com	3039 Dillon Street
466	Ishan	Kapoor	myishan@gmail.com	157 Surya Niketan
467	Joshua	Gayfield	jgayfield@gmail.com	413 e hamburg st
468	Vinh	Dang	vinhdang86@gmail.com	12518 Bouler Creek Dr.
469	Kemoy	Martin	kemoy.zmupe@gmail.com	300 St Paul st apt 914
470	Mariela	Zippert	mariela.j.koleva@gmail.com	517 Cathedral st

#	First name	Last name	Email	Address
471	Joey	McClain	joeymcclain69@gmail.com	618 Ploy St
472	Elliott	Spooner	elliottspooner@yahoo.com	414 S Bouldin
473	Shane	Putnam	shane.m.putnam@gmail.com	103 East Mount Royal ave
474	Jaime	Ramirez	j.ramirez82013@gmail.com	Frederick
475	Rob	Millar	milla4@umbc.com	103 east Mount Royal ave
476	Bret	Williams	ninevolt_@hotmail.com	870 Washington Blvd
477	Greg	Rogers	gmr19732003@yahoo.com	Linwood ave
	This is unfair to the tax paying , homeowners, citizens of Baltimore City. This must be defeated! This Illustrates the level of corruption that exists in the Baltimore City Council			
478	Calvin	Oren	cal@rollingside.com	106 N. Rolling Road
479	Tonya	Smith	tonyasmith235@gmail.com	501 archer
480	Angela	Reese	areeese@gmail.com	3153 Lindale
	Leave it alone			
481	Ryan	Henry	ryanhenry24@gmail.com	2035 Orleans st
482	Erin	Bishop	erinbishop@gmail.com	10330Lakent lane
483	Jamie	Brenneman	jamie.brenneman@yahoo.com	312 South Carolina ave
	These restrictions are way to extreme for Baltimore			
484	Brittany	Hill	brittanyhill48@gmail.com	35 Western Winds Cir
485	Brian	Brennan	bbrennan@mileone.com	Keenan drive
486	Raymond	Hopkins	rhopkins@kci.com	Md
487	Nicole	Duckworth	nicoleduckworth75@gmail.com	1518 S. Hanover St
488	Brij	Lal	brijshow@gmail.com	427 Academy Rd
489	Stacy	Rose	stacyrippetoe@yahoo.com	
490	Tia	Wills	tia.reese09@gmail.com	14 strawberry ct
491	Tiarra	Vanderhoef	vaneer87@yahoo.com	1122 Courtney rd
492	Zachary	Matthews	dflose1@gmail.com	
493	Lisa	Jacobs	hjacobs@gmail.com	

#	First name	Last name	Email	Address
494	Elijah	Wright	elijahadrianwright@gmail.com	427 Paradise Ave
495	Rob	Abualrub	abualrub@hotmail.com	754 Wilton farm drive
496	Joe	Matthews	joelmatthews@gmail.com	
497	Laura	Martin	lauranartin@gmail.com	415 Frederick
498	Briona	Britt	bridauty0526@gmail.com	
499	Imo	Iniunam	iiniunam@gmail.com	3380 Dulany St
	#protectsmallbusiness			
500	Jaeda	Jackson	jaedajackson6@gmail.com	2623 sarrington circle
501	P Anthony	Gather	pagaither@verizon.net	3503 Wilkens Ave
502	Kalia	Kinser	kaliakinser@gmail.com	1408 Hollins St
503	Talia	Singer	tali.singer@gmail.com	107 s arlington
504	John	Rienstra	jrienstra1315914@gmail.com	76 s Carrollton ave
505	Dan	Miller	iechoic@gmail.com	1100 Hollins St. Apt. 2
506	Kyle	Cox	kac515@yahoo.com	1100 Hollins St
507	Rebecca	Foerg-Spittel	rkfs89@gmail.com	1316 Eutaw Place
508	Jade	Blauvelt	hazeleyes07xx@hotmail.com	225 n castle st
509	Anita	Rutledge	titarutledge@gmail.com	36 S arlington ave
	Air b and b encourage people to visit our neighborhoods and possibly buy. I have one 2 doors down and have never had a problem. I would rather them than casual renters whc			
510	Jewel	Fedd	jewel_fedd@yahoo.com	3302 McShane way
	Airbnb is great I'm planning a trip and it has been very helpful			
511	Jennifer	Wilt	gardenguru2@verizon.net	26 Tall Tree dr
512	Ron	Baker	rbaker3389@yahoo.com	
	The creators of this petition are being far too generous by conceding so much to the city.			
513	Joshua	Hantz	mr97lesabre@gmail.com	8117 Streamwood Dr
514	Maurice	Blount	mauriceblount@rocketmail.com	4233 viewpoint ln
	I want it			

#	First name	Last name	Email	Address
515	Jennifer	Robinson	jnarndt@yahoo.com	2624 E Baltimore St.
516	Isreal	Cook	Israelcook@gmail.com	1920 Park Ave
	Thanks for the help in fighting for us Airbnb owners.			
517	Michael	Austin	Michael8note@gmail.com	232 E 25th St
518	Nair	Branco	reginabrancousa@gmail.com	103 Autumn Flower Lane
	While all taxes go higher and higher in Baltimore with little benefits, residents may loose their homes because they can't afford the high taxes. When preventing owners to prov Resulting in less income for the city, more taxes default, and richer hotel corporations.			
519	Bridget	Albertson	murphy.ba@gmail.com	1914 Bank Street
520	Heidi	Gabrielson	gabrielsonh@gmail.com	12 Jasmine Dr
521	Iynn	Blowers	lynnmpattersonblowers@yahoo.com	315 S Register
522	richard	Dsouza	richard@glutenfreedesserts.com	80
523	Rockelle	Morris	rockellemorris@gmail.com	
524	Edwin	Craft	emcraft@hotmail.com	1328 Webster Street
525	Abe	Tadros	a.tadros@live.com	6631 Baltimore national pike
526	Sean	Ross	seanjross@yahoo.com	6539 woodgreen cir
527	Ron	Dodson	neimo3@gmail	8002 township
528	Hudson	Apotheker	hapotheker@yahoo.com	2438 Barclay St
	I support the culture			
529	Jess	Donnelly	jmichelled12@gmail.com	5145 Morningside Lane
	Airbnb gets people to learn about the culture of their stay			
530	Sahil	Simek	sahil.kumar1914@gmail.com	1700 holaview Rd
531	Tony	Johnson	8cloverwood@gmail.com	211 w. Mulberry
532	Pam	Martz	kenmartz@msn.com	2206 Spring Run Drive
533	Carolyn	Stromer	carolyn.stromer@yahoo.com	812 S. Milton Ave
534	Derek	Court	derek_court@yahoo.com	108 E Gittings St
	This bill doesn't seem well thought out and takes away some of my rights as a home owner. Please consider better options.			
535	Craig	Snoke	cdsnoke@aol.com	63 Ave A, 15F

#	First name	Last name	Email	Address
536	Susan	Maley	susancmaley@yahoo.com	1001 St Paul Street
537	Albert	Matos	michatos04@gmail.com	141 N Montford Ave.
538	Annie	Mclaughlin	amclaughlin10@gmail.com	
539	Courtenay	Morrow	uvacourtenay@yahoo.com	2840 Carroll wind dr
540	John	Peffer	jmpeffer@gmail.com	
541	Mike	Coleman	michelcoleman@ren.com	Allentown
542	Nicole	Carter	carter.nicole94@gmail.com	
	Airbnb promotes tourism to Baltimore and is a net good for the city.			
543	Everett	Boyd	everettboyd@hotmail.com	500 Harborview Dr
544	Lasha	Schen	laschen86@outlook.com	Burnt mill
545	Sherrie	Pait	sherrie304@hotmail.com	240 grand st
546	Heather	Damico	heather.measley@gmail.com	14 magnolia ct
547	Lisa	W	lisaw@harborviewmarinecenter.com	
548	Wilton	Strong	westrong@live.com	8053 Bear Creek drive
549	Joseph	Schultz	schult49@gmail.com	1526 Covington St
550	Jeff	Shea	jeffshea495@gmail.com	616 e fort ave
551	Kat	Hutcheon	kchutcheon@gmail.com	
552	Jeromie	Miller	jmillz55@yahoo.com	Rockspring
553	Sylvia	Thies	ssolorio.thies@gmail.com	
554	Bryan	Reed	bt.reed@outlook.com	23 pierside drive
555	Valerie	Streeter	valeriestreeter85@gmail.com	111 West Centre St 1002
556	Harry	Hope	hhope@mail.com	918 P Street
557	Karen	Gaskins	karengaskins196@gmail.com	6225 York rd
558	Rachel	Skolky	SLWedding2012@gmail.com	1603 Jackson Street
559	Stephen	Simpson	scooterjohn99@gmail.com	138 N Linwood Ave
560	Algern	Fletcher	algernfetch@gmail.com	1649 McKean

#	First name	Last name	Email	Address
	I am the front desk clerk 1001 Saint Paul Condominiums and I have nothing but good experiences with my Airbnb tenants. I find it very gratifying to serve people nationally at			
561	Carlton	Smith	Carlton360@yahoo.com	1001 Saint Paul Street
562	Michael	Lopresti	mikelopresti5@yahoo.com	1328 S hanover
	Embrace change Baltimore			
563	Marvin	Leazer	marvinleazer68@gmail.com	1654 E Belvedere
564	Dave	Channon	davehouses@hotmail.com	
565	Alison	Hubbard	aliconig@gmail.com	175 Upland
566	Kristin	Thonsgaard	sizzlin_tigress@hotmail.com	261 Robert st
567	Tory	Mitchell	torymitch@hotmail.com	
568	Erin	Mitchell	froggyone@hotmail.com	5409 bucksaw ct
569	Matti	Rose	mrose793@aim.com	373 Leland Street
570	Casey	Patrick	irish9694@aol.com	18 syca st
571	Lynne	Kraft	lynne.kraft.abs@gmail.com	16 California Ct
572	Mike	Sadek	magdy01@aol.com	Ny
573	Diana	Kobrin	dianakugel@gmail.com	
574	Daniel	Kobrin	dkobrin08@gmail.com	
575	Theresa	Morse	morsetc@gmail.com	52 E. West St.
576	Donna	Dang	dkdang8806@gmail.com	27 s castle st
577	Sarah	Kwak	skwak21@gmail.com	13617 Hayworth Drive
578	Emily	Flores	eflores@jh.jh.edu	418 Washington st
579	Cara	Tenerelli	ctenerel@tulane.edu	2911 Constance Street
580	Jennifer	Hayes	jhayes@jh.edu	418 S Washington st
581	Allison	Coleman	allisonbyerscoleman@gmail.com	154 n Milton ave
582	William	Coleman	bobbycoleman2@gmail.com	154 n Milton ave
583	Ellen	Lovelidge	elovelidge@gmail.com	3322 Beech Ave
584	George	Nelson	georgenelson47@msn.com	2816 Ashland

#	First name	Last name	Email	Address
585	Susan	Carlin	sue.carlin@ymail.com	300 St. Paul Pl. Apt. 1703
586	Brandon	Lytle	brandon_lytle21@yahoo.com	1126 S. Potomac St.
587	Rachel	Ullrich	rachel.ullrich@gmail.com	56 Gerthmere Dr
588	Taryn	Ness	mayuflorgonza@gmail.com	3035 Lynde st
589	Michelle	Banks	jordynk00@yahoo.com	222 e Saratoga st
590	Laura	McNellis	laura.sore@gmail.com	
591	Carol	Robles	roblescarol1@gmail.com	706 William st
592	Sean	Fanning	sfanning122@gmail.com	706 William St
593	Victor	Freeman	victor.e.freeman@nasa.gov	3501 hohcarn ct
594	David	Muller	dhm001@outlook.com	
595	Ashanti	Johnson	ashantijohnson96@ymail.com	910 southerly rd
596	Sean	Goodrich	sgoodr1@gmail.com	
597	Rachel	Goodrich	stiefem87@gmail.com	Baltimore
598	Nick	Asemani	nickandroya@verizon.net	338 N Charles Street
599	James	Chilson	j_chilson@hotmail.com	8227 Secluded Cove Ln
600	Wanda	Howard	whoward44.wh@gmail.com	203 Lakewood ave
601	Albert	Montgomery	thebullet128@gmail.com	3905 Hayward ave
602	Michael	Meinzer	meinzerm@gmail.com	23 N Bradford St.
603	Bryan	Tucker	bryan.tucker85@gmail.com	23 N Bradford St.

Johnson Jr., Samuel

From: Davis, Liam
Sent: Thursday, August 23, 2018 4:01 PM
To: Johnson Jr., Samuel
Subject: FW: Airbnb regulations

Hey Sam,

I've got another one - would it be possible to include this in the bill file?

Liam

-----Original Message-----
From: Davis, Liam
Sent: Thursday, August 23, 2018 4:00 PM
To: 'zainubajmal@ymail.com' <zainubajmal@ymail.com>
Subject: RE: Airbnb regulations

Good afternoon Zainub,

Thank you for providing input towards Council Bill 18-0189 - Short-Term Residential Rentals - Regulation and Taxation. I've requested that your written testimony be placed in the bill's file.

Thanks again,

Liam Davis
Legislative Assistant
Council President Young's Office

-----Original Message-----
From: Zainub Ajmal [mailto:zainubajmal@ymail.com]
Sent: Thursday, August 23, 2018 11:16 AM
To: City Council President
Subject: Airbnb regulations

Dear Council President
My name is Zainub Ajmal and I am a physician from Pakistan. During my medical school years, I came to USA twice for rotations in various hospitals the last of which was Sinai Hospital Baltimore. I stayed for one month in Baltimore at a house in Mt. Washington found through Airbnb. My host Ms. Dana was a lovely accommodating host who made my stay in this city very memorable.
I am now writing this email to ask you to consider the decision of imposing regulations on Airbnb. There is no other appropriate alternative for finding a room especially in proximity to Sinai. Another website "rotatingroom.com" also provides room for a month but most of them are concentrated around Hopkins or UMD while international students like me rotate more at private hospitals.
Another major advantage of airbnb and their live in hosts is that they are a ready source of information about their city. Ms Dana helped me with everything ranging from groceries to explaining public transport.
I hope the city council will consider the huge advantage airbnb provides to international students and travellers.

Regards,
Zainub Ajmal

Johnson Jr., Samuel

From: Middleton, Sharon
Sent: Wednesday, August 22, 2018 7:39 AM
To: Rana Prathap; City Council President; Cohen, Zeke; Scott, Brandon; Dorsey, Ryan; Henry, Bill (email); Schleifer, Isaac; Pinkett, Leon; Burnett, Kristerfer; Bullock, John; Reisinger, Edward; Costello, Eric; Stokes, Robert; Sneed, Shannon; Clarke, Mary Pat
Cc: Johnson Jr., Samuel
Subject: Re: Request to reconsider the proposal for taxation of Airbnb stay options in the city of Baltimore

Thank you for your testimony. It will be added to the bill file for committee review.

Sincerely,
Sharon Middleton

Sent from my Verizon, Samsung Galaxy smartphone

-------- Original message --------
From: Rana Prathap <ranaprathappadappayil@gmail.com>
Date: 8/22/18 1:24 AM (GMT-05:00)
To: City Council President <City.CouncilPresident@baltimorecity.gov>, "Cohen, Zeke" <Zeke.Cohen@baltimorecity.gov>, "Scott, Brandon" <Brandon.Scott@baltimorecity.gov>, "Dorsey, Ryan" <Ryan.Dorsey@baltimorecity.gov>, "Henry, Bill (email)" <Bill.Henry@baltimorecity.gov>, "Schleifer, Isaac" <Isaac.Schleifer@baltimorecity.gov>, "Middleton, Sharon" <Sharon.Middleton@baltimorecity.gov>, "Pinkett, Leon" <Leon.Pinkett@baltimorecity.gov>, "Burnett, Kristerfer" <Kristerfer.Burnett@baltimorecity.gov>, "Bullock, John" <John.Bullock@baltimorecity.gov>, "Reisinger, Edward" <Edward.Reisinger@baltimorecity.gov>, "Costello, Eric" <Eric.Costello@baltimorecity.gov>, "Stokes, Robert" <Robert.Stokes@baltimorecity.gov>, "Sneed, Shannon" <Shannon.Sneed@baltimorecity.gov>, "Clarke, Mary Pat" <MaryPat.Clarke@baltimorecity.gov>
Subject: Request to reconsider the proposal for taxation of Airbnb stay options in the city of Baltimore

Dear City Council Members,

I am Rana Prathap, a medical student from India. I visited Baltimore city in the month of March, April and May of 2018 to rotate at the Sinai Hospital of Baltimore and the Johns Hopkins Hospital. While looking for accommodation options in Baltimore, I particularly noted the lack of affordable living facilities near the Sinai Hospital of Baltimore. Luckily, I found an Airbnb listing for a room for rent at Mt Washington which was affordable and I stayed there for 45 days during my time. I stayed with two other Airbnb hosts during my time in Baltimore (Charles Village and Fells Point). I found that Airbnb options are affordable for a student like me, and having a live-in host to support me was extremely helpful for me in enjoying my time in Baltimore. I realize I enjoyed my time in Baltimore more than I thought I would, and that is mainly due to my host giving me suggestions on which restaurants to eat in, which places to visit, and the things to do, etc. I can say that staying at an Airbnb was crucial to me enjoying my Baltimore experience.

I came across the news that the Baltimore city council is considering taxation of Airbnb stay options in the city of Baltimore. I request you to please reconsider this proposal. Additional taxation on Airbnb options would mean that they get considerably more expensive, and that would be sub-ideal for students who rely on Airbnb for affordable living options while they are rotating at hospitals.

Thank you for your time.

Regards,
Rana Prathap Padappayil
Medical student
India

Johnson Jr., Samuel

From: Middleton, Sharon
Sent: Monday, August 20, 2018 9:31 AM
To: Patrick Campbell
Cc: Sneed, Shannon; Costello, Eric; City Council President; Bullock, John; Scott, Brandon; Stokes, Robert; Reisinger, Edward; Dorsey, Ryan; Johnson Jr., Samuel; Cohen, Zeke; Schleifer, Isaac; Henry, Bill (email); Clarke, Mary Pat; Burnett, Kristerfer; andrew.green@baltsun.com; jay.judge@baltsun.com; sam.davis@baltsun.com; Anne Tallent; trif.alatzas@baltsun.com; Yazdanyar, Sahand; Castagnola, Michael F.
Subject: Re: WEEKLY SUMMARY: PAY the TAX, get the FACTS

Good morning:

It will be added to the bill file for committee to review.

Thank you,
Sharon Middleton

Sent from my Verizon, Samsung Galaxy smartphone

-------- Original message --------
From: Patrick Campbell <patrick.campbell.dc@gmail.com>
Date: 8/20/18 8:26 AM (GMT-05:00)
To: "Middleton, Sharon" <Sharon.Middleton@baltimorecity.gov>
Cc: "Sneed, Shannon" <Shannon.Sneed@baltimorecity.gov>, "Costello, Eric" <Eric.Costello@baltimorecity.gov>, City Council President <City.CouncilPresident@baltimorecity.gov>, "Bullock, John" <John.Bullock@baltimorecity.gov>, "Scott, Brandon" <Brandon.Scott@baltimorecity.gov>, "Stokes, Robert" <Robert.Stokes@baltimorecity.gov>, "Reisinger, Edward" <Edward.Reisinger@baltimorecity.gov>, "Dorsey, Ryan" <Ryan.Dorsey@baltimorecity.gov>, "Johnson Jr., Samuel" <Samuel.JohnsonJr@baltimorecity.gov>, "Cohen, Zeke" <Zeke.Cohen@baltimorecity.gov>, "Schleifer, Isaac" <Isaac.Schleifer@baltimorecity.gov>, "Henry, Bill (email)" <Bill.Henry@baltimorecity.gov>, "Clarke, Mary Pat" <MaryPat.Clarke@baltimorecity.gov>, "Burnett, Kristerfer" <Kristerfer.Burnett@baltimorecity.gov>, andrew.green@baltsun.com, jay.judge@baltsun.com, sam.davis@baltsun.com, Anne Tallent <atallent@baltsun.com>, trif.alatzas@baltsun.com, "Yazdanyar, Sahand" <Sahand.Yazdanyar@baltimorecity.gov>, "Castagnola, Michael F." <Michael.Castagnola@baltimorecity.gov>
Subject: WEEKLY SUMMARY: PAY the TAX, get the FACTS

Good Morning Chairwoman Middleton!

Please add this NEW testimony to the legislative record as points to consider in the upcoming Worksession on September 13th.

Weekly Summary

Our GoPetition: https://bit.ly/2vhmHGC has grown from 260 signatures to 465 this week. (Summary by Baltimore signature by zip code this week)

Comment of the week from Tim Sheahan 1534 S Hanover Street, Baltimore, MD 21230
I count on the supplementary income from renting out my spare room on airbnb to pay my mortgage, income which would be exceeded by the increased tax on my house. While I empathize with the growing concern with people purchasing homes as rental investments, most airbnb listings in the city of Baltimore are shared spaces, with the homeowner renting out part of their primary residence when finding a long-term roommate is difficult. Further, the availability of inexpensive, short-term rentals is necessary in ultimately growing our population, as many of my guests are students or medical professionals visiting for a semester at a university or residency at a hospital before moving here, and hotel rates would make an extended stay impossible for them.

We got confirmation for a new vanity url that will be "paytaxgetfacts.com" implemented this week.

Twitter Page: https://twitter.com/BmoreAirbnb (we're following a lot of you now and would appreciate your following us when you get the chance)

Daily Record Podcast: Airbnb host urges Baltimore to 'pay the tax, get the facts.'
: https://thedailyrecord.com/2018/08/17/airbnb-host-urges-baltimore-to-pay-the-tax-get-the-facts/ We are hoping to get more media attention soon. Please have any media you know to contact me to set up an interview, opinion piece, or any way we can get the word out.

Summary of Concerns

1) Current bill without amendments shuts down all Airbnb properties that are not hosted citywide. We don't know the number, we don't know the impact.
-By having us begin by collecting the TAX from all Airbnb rental properties that are currently available now, we will get the actual revenue source flowing in to the city and documented. From there, it will be easier to analyze the impact of shutting down the unhosted Airbnb units.

2) If there were amendments put is place, what would be the ideal number of days or number of properties to allow Airbnb hosts to operate? If an Airbnb host is allowed to host, there is currently no consideration that that would automatically qualify as a rental property that could switch between short-term or long-term housing at any time in the process. The accounting of switching back and for would be bureaucratic challenge. This need to be ironed out clearly if any amendments get passed.

3) How will the occasional Airbnb host account for the sales tax? They will have to register to collect but that is an added burden that might not be necessary. They already pay fairly high property tax, they will pay income tax on the rental, the Airbnb platform could collect the hotel tax and then on top of that the host would be collecting a sales tax and then the city would have to enforce something that would require new processes that might cost more than the revenue generated and be inefficient for our city.

4) There are quite a number of loose interpretation elements in displaying license numbers in the houses and on the platform that will be difficult to inspect and enforce. The platform itself will also have extra burden to comply to the rules by removing listing that don't comply based on an inspection that could be contested by a host and the litigation and back and forth could be another very inefficient that could burden the city.

5) The punishment for any offense in the current bill is the most excessive in the country. The violations will be treated as crimes not infractions. Some violations could occur by a lack in judgment but necessarily a "criminal" offense. Imagine a retired person who does occasion hosting and does not comply with one of the rules such as the license number on the listing as an oversight. Then we open up a can of worms for how the rules are

enforced fairly. Someone who is clearly in violation might site all the others who are not and claim unfair treatment and it could even start to infringe on racial discrimination for one reason or another. This city does not need any more rules and regulations that could be subject to biased treatment by the enforcers of the rules.

6) This effort is to WORK WITH YOU NOT AGAINST YOU. We want this process to be a "Blue Ribbon" approach to short-term housing issues that will help this city gain the favorable attention of the media as a welcoming city for tourists, family, friends, students, interns, investors, developers, small business. We don't want to create a hostile environment for Airbnb like what happened in New Orleans. Please reach out to me to help understand that issue and how it even affected the mayoral race for the city for how it was handled.

Many more issues have been documented in prior testimony.

Recommendation

Please consider the following: PAY the TAX, get the FACTS

Have the Airbnb platform immediately start collecting the 9.5% tax across all Airbnb dwellings in the city while we get more information about how to address this concern. This would be a great windfall with for the city with very little disruption, overhead, and headaches. The good thing is that we all agree on this!!!!!!!!

As we consider alternatives, let's not rush to make a decision that does not fit. Just like the tax, we can come to consensus and implement the next phase based on our research.

Thanks for everyone's attention, encouragement, and any suggestions you have.

Please let me know.

I'm available by this email or phone at 410-245-3558

Patrick Campbell.

Here's the summary by zip code in Baltimore as an excerpt from the petition. The full list follows with comments

Summary by Baltimore zip code:

First name	Last name	Postcode
Michelle	Shaw	21201
Erica	Goretzki	21201
Hannah	Tsiopanos	21201
Sara	Mix	21201
Kimberly	Citizen	21201
Biffrey	Braxton	21201
Werdah	Mohammad	21201
Rebeca	Diaz-Reyes	21201
Meghan	Clendaniel	21201
David	Chiat	21201
Wesley	White	21202
Joshua	Zealor	21202
Jesse	Salazar	21202
Sarah	DiAntonio	21202

Philip	Goldberg	21202
Cory	Luquet	21202
Shandra	Dohoney	21202
Kristen	Zoli	21202
Melanie	Milazzo	21202
Justin	Myers	21202
Carl	Kuehling	21202
Tj	Desmond	21202
Cara	Lofaro	21202
Shawnah	Rice	21202
Christopher	Hyde	21202
Raymond	Ferebee	21202
Sandra	Adams	21202
Stephen	Miller	21202
Weihan	Li	21202
Wilson	Li	21202
Mark	Dutton	21202
Barbara	Coleman	21202
Margaret	Brown	21202
Valerie	Cunningham	21202
Terrance	Brown	21202
Kfir	Catalan	21203
Joe	Tirone	21204
Callie	Vislay	21204
Lorraine	Dean	21205
Thuy Linh	Nguyen	21205
Tarrell	Harrel	21205
Beatrice	Paris	21205
Victor	Oliver	21205
Malik	Jenkins	21205
Maurice	Aye	21205
Del	Calibuso	21206
Sheyna	Mikeal	21206
Eugenie	Mukeshimana	21206
Dahira	Binford	21206
Dasia	Martin	21206
John	Seaback	21206
Sarah	Mott	21207
Ebony	Mincey	21208
Vernon	Long	21208
Alli	W	21208
Bryant	Fludd	21208

Isidro	Johnson	21208
Author	Taylor	21208
Margaret	Winters	21209
Matthew	Christianson	21209
Marianne	Kresevich	21210
Rachel	Feldman	21211
Daniel	yates	21211
Bernard	Kulp	21211
Tyler	Harris	21212
Jermaine	Ladson	21213
Davontae	Rhue	21213
Pedro	Hernandez	21213
ROBERT	EASTON	21214
Bonita	Brown	21214
Jenny	Hyle	21214
Arthur	Love	21214
Jo	Keller	21214
Myles	Haley	21214
Glenda	Gentner	21217
Denise	Andrews	21217
Michele	Gleason	21218
Erin	Stamos	21218
Nathan	Clingan	21218
Timothy	Silcott	21218
Jabari	Simmonds	21218
Wei	Fu	21218
Anthony	Brazil	21218
Albert	Hallivis	21218
Kneisha	Mcclinton	21220
Scott	Haynes	21220
Suzanne	Cox	21221
Albert	Jackson	21221
Elizabeth	Williams	21222
Leander	Douglass	21222
Brittany	Johnson	21222
Hicham	Ridouane	21222
George	Petropoulos	21222
Alex	Pappas	21222
Antonios	Zarifis	21222
Marc	Braun	21223
Paul	LaFranchise	21223
Will	Sutton	21223

Rebecca	Bors	21223
Damien	Reed	21223
Tracy	Kreidler	21223
Leslie	Dell	21223
Jamie	Matlock	21223
Ayanna	Ferebee	21223
Gianna	Jones	21223
DLR	Price	21223
Anita	Zimmerman	21223
Antonio	Clinkscales	21223
Michelle	Holden	21223
Patrick	Campbell	21224
Lauren	Lamon	21224
Michael	St Clair	21224
Daniel	Baldwin	21224
Jenna	Klempay	21224
Andrew	Reitz	21224
Jean	Pula	21224
Dan	Dotter	21224
Brenton	McGill	21224
Tony	Menendez	21224
Victor	Schriefer	21224
Boomer	Kennedy	21224
Michele	Doucet	21224
Nadezhda	Isaenko	21224
Katie	Vaselkiv	21224
Ryan	Fehr	21224
Rumen	Kostadinov	21224
Elizabeth	Stoko	21224
Devin	Fellman	21224
Kara	Warren	21224
James	Digirolamo	21224
Harold	Johnson	21224
Steven	Williams	21224
William	Jones	21224
Arthur	Love	21224
David	Bodycombe	21224
Stephanie	fleishman	21224
Austin	Mccrary	21224
Andres	Hartman	21224
Andrea	Dodrill	21224
Sherena	Holmes	21224

Mark	Lancaster	21224
Amanda	Krow	21224
Joe	Ostrosky	21224
Catherine	Grogan	21224
Kimberly	Lewis	21224
Tykiem	Saunders	21224
Tom	O'Donnell	21224
Laura	Scott	21224
Williams	Aggrey Orleans	21224
Mariela	Sanchez	21224
Corey	Johnson	21224
Richard	Karoll	21224
Stephanie	Nsuele	21224
Tanya	Bobo Lenoci	21224
Pierre	Lenoci	21224
Michael	Hylkema	21224
Charlie	Summerlin	21224
Alison	Hines	21224
Chad	Hines	21224
Christina	Smearman	21224
Nicole	Kelly	21224
Jordan	Bardel	21224
Bryan	O'Donnell	21224
Chris	Wulin	21224
Carrie	Rushing	21224
Dana	Bindra	21224
Martha	Bernholz	21224
Gabriel (Bud)	Poole	21224
Zachary	Dale	21224
Adam	Meduski	21224
Daniel	Schuck	21224
Erica	Mulford	21224
Jessica	Silva	21224
Chris	Franks	21224
Dan	Froehlich	21224
James	Lorgan	21224
Robert	Mcphersoon	21224
Ruben	Aza	21224
Chad	Gallagher	21224
Sue	Straumanis	21224
Lois	Schwait	21224
Carol	Hartke	21224

Charlie	Parks	21224
Brett	Veitch	21224
Alex	Constantine	21224
Pat	Szwec	21224
Jason	Jenkins	21224
Marvin	Ingram	21224
Arche	Carwell	21229
Shaynaye	Franklin	21229
Chris	Volkmana	21229
Raymond	Mobley	21229
Vincent	Delorenzo	21230
Darren	Wright	21230
Brian	Acquavella	21230
Stephanie	Loughran	21230
Ryon	Cahill	21230
Kasia	Brodka	21230
Ford	Torney	21230
Mageline	Kelley	21230
Ronald	Monk	21230
Deanna	Tonsor	21230
Jeff	Andersen	21230
Edward	Klopp	21230
Larry	Housman	21230
Thomas	Dawson	21230
Garrett	Schiche	21230
Derek	Court	21230
Kate	Leitkowski	21230
Jared	Penoyar	21230
Colin	Penoyar	21230
Mag	Sabo	21230
Stephen	Trombetti	21230
Theodore	Chilcote	21230
Christina	Costill	21230
Rob	Benning	21230
Robert	Boyer	21230
douglas	koschalk	21230
Victoria	Erbe	21230
Miranda	Brady	21230
Michael	DeLorenzo	21230
Marzia	Mostafa	21230
Emilie	Dunnenberger	21230
Stephen	Pasquerello	21230

Sandra	Keough	21230
Jacob	Griswold	21230
Sami	Pollak	21230
Rafael	Nieves	21230
Abigail	Tryon	21230
Delia	Oldak	21230
Dez	Patterson	21230
Tessa	Bonnstetter	21230
Diane	Desimons	21230
Joseph	Tuma	21230
Gabe	Gee	21230
Clarissa	Howison	21230
Russell	Leone	21230
Jason	Tyler	21230
Tim	Sheahan	21230
Austin	Doyle	21230
Ryan	King	21230
Karl	Auer	21230
Weimar	Caceres	21230
Max	Siskind	21230
Philip	Gundlach	21230
Ashley	Watson	21231
Richard	Anderson	21231
Andrew	Fleck	21231
Megin	Renaud	21231
Michael	Wood	21231
Kathleen	Orr	21231
Lisa	Williams	21231
Stephen	Williams	21231
Mark	Moylan	21231
Jeff	Tomecek	21231
ilya	altman	21231
Stephanie	Ainsworth	21231
Dawn	Marsiglia	21231
Cara	Frye	21231
Kerri	Cardello	21231
Jonathan	Kosclanski	21231
Scott	. Eggleston	21231
Beth	Braun	21231
Chris	Johnson	21231
Heather	Ausmus	21231
Ilene	Cervantes	21231

Caroline	Ames	21231
Richard	Ames	21231
Alcinda	Van Deursen	21231
Edward	Bendetti	21231
greg	Hadjian	21231
Anastasai	Lehukey	21231
Gerald	Charlwood	21231
Susan	Colley	21231
Roger	Asnen	21231
Kelli	Lavery	21231
Virgis lukas	lukas	21231
Tom	clemens	21231
Mary	Defrehn	21231
Adam	Kovars	21231
Tanya	Davis	21231
Merle	Davison	21231
Devin	Demers	21231
Patrick	Alban	21231
Rae	Rossi	21231
Chris	Schmidt	21231
Erick	Oribio	21231
Madalina	Jiga	21231
Philip	Felice	21231
Evan	Eskridge	21231
Sean	Guy	21231
Tracy	North	21231
Michael	Ranaudo	21231
Hannah	Atk	21231
Gabriela	Romero	21231
Ashley	Meredith	21231
Jamie	Walker	21231
Claire	Hanway	21231
Jenna	Walters	21231
Erin	Reinl	21231
Joseph	Ackerman	21231
Tasha	Holland	21231
Robert	Yochem	21231
Shanny	Santana	21234
Nazli	Mehrazar	21234
Sierra	Silva	21234
Angela	Young	21237
Spiro	Papaniks	21237

John	Iannucci	21237
Jes	Whiteford	21237
Ebonee	Tisdale	21237
Ava	Springs	21239
Sandesh	Burlakoti	21239
Shelby	Muse	21239
Ariel	Gaines	21244
Antoine	Myers	21244
Victor	Eromosele	21286

Vote NO on Short-Term Housing Bill Regulations and Yes to Tax

Published by Patrick Campbell on 1st Aug 2018

PAY the TAX, get the FACTS:

The Baltimore City Council is considering a bill without doing the proper research for why the bill is relevant to the specific districts across Baltimore City.

Instead, much of the bill is drafted based on communities that are not comparable to Baltimore like New York, San Francisco, and Chicago. We need a more sensible approach to our city that benefits all rather than just a subset of our community who have strong support from the Hotel Lobby.

As one legislator put it, "If a local regulation is necessary to protect the public or minimize nuisances, then those regulations should apply to ALL HOUSING—regardless of whether a home is rented out or not. As technology continues to change the ways people live, work, and travel, state policymakers need to be on the lookout for local policies that stand in the way of economic progress."

We're not saying that is the answer by no means but just further evidence that this bill and it's consequences should be studied much further or not put in place at all. .

In the meantime, let Airbnb collect the 9.5% hotel tax from guests to improve our tourism and infrastructure.

We, the undersigned, believe that a hotel tax administered by Airbnb for short-term housing in Baltimore is the best alternative for the Baltimore City Council to consider instead of passing the current COUNCIL BILL 18-0189 with or without amendments at this time.

The COUNCIL BILL 18-0189 is very cumbersome with regulations and policies that will have many unintended consequences for small businesses, local families, and tourists.

While adding more bureaucracy to the city for inspections, compliance, fines, and administrative overhead, there is almost no evidence of short-term housing issues from Baltimore Airbnb properties that are owner-occupied.

When you ask someone, they typically provide a "what if" scenario that is not backed by real evidence. Airbnb has many self-regulating policies in place that handle nuisance properties faster than a bureaucratic government process.

Through the course of gathering information, we have found some evidence of particularly troubling issues for some "host-free" Airbnb units. This should be addressed as part of the analysis when all the facts have been collected across all districts of Baltimore.

When "host-free" properties are not causing a nuisance, they should not be punished because of a few bad actors. The same issues could occur in that dwelling, or even worse, with long term tenants.

As other cities have done, we need to consider district-specific data by doing community-based online surveys if necessary and advancing a bill that addresses the concerns fairly and with the least amount of disruption for what is identified as working well now.

#	First name	Last name	Email	Address
1	Patrick	Campbell	patrick.campbell.dc@gmail.com	2322 East Baltimore Street
	Let's go!			
2	Ashley	Watson	ashwatson@gmail.com	
	Fells Point AirBnB host.			
3	Lauren	Lamon	laurenlamon@yahoo.com	613 South Kenwood Avenue
4	Michael	St Clair	stclair@messydesign.com	3310 Foster Ave
	Please reconsider this legislation.			
5	Mike	Kulyk	mikekulyk@yahoo.com	
6	Daniel	Baldwin	thedanbaldwin@gmail.com	2622 Fleet Street
	This should be decided on by the people of Baltimore and therefore, be made a referendum.			
7	Richard	Anderson	Richard@tulipclothing.com	7 N DUNCAN ST
8	Vincent	Delorenzo	vincent33@gmail.com	100 harborview 1006
9	Michelle	Shaw	michelle.shaw@gmail.com	807 Park Ave

#	First name	Last name	Email	Address
10	Suzanne	Cox	suzannevalaitis@gmail.com	2417 Bauernschmidt Dr
11	Marc	Braun	marcbraun@mac.com	1008 Hollins st
12	Jenna	Klempay	jennaklempay@gmail.com	3239 e baltimore st
13	ROBERT	EASTON	rreaston@gmail.com	3337 Moravia Rd, 20
14	Andrew	Reitz	adreitz87@gmail.com	811 S Decker Avenue
15	Brent	Fuller	brentlfuller@yahoo.com	445 Hand ct
16	Paul	LaFranchise	lafranchisep@sec.gov	1525 W Lombard St
17	Wesley	White	wesleywhite.w@gmail.com	
18	Andrew	Fleck	fleck.baltimore@gmail.com	19 S Broadway, 2R
19	Megin	Renaud	mdrenaud@verizon.net	2219 E. Baltimore St.
	Air Bnb is one of many tools that allows people to use the resources in hand to further their worthwhile goals. it also further the goals of the city by attracting people to come t			
20	Erica	Goretzki	erica@akroncdnr.com	2 Hopkins Plaza
21	Michael	Wood	m.wood1114@gmail.com	2209 Mullikin St
22	Joshua	Zealor	jzealor@gmail.com	1 east chase street
23	Kathleen	Orr	kathleen_orr@hotmail.com	115 S Washington
	Taxes on Air BnB is a great revenue producing idea			
24	Darren	Wright	darrenwright14@gmail.com	737 Harvey st
25	Jesse	Salazar	salazar.jesse@gmail.com	24 E PRESTON ST
26	Brian	Acquavella	brianevella@gmail.com	1618 Belt Street
27	Sarah	DiAntonio	diantonio.sarah@gmail.com	1041 Saint Paul St Unit 2
	The availability of affordable AirBnBs is often a big part of what brings a tourist to a city. I was recently considering a trip to Boston, but couldn't find an appropriate AirBnB staying in unhosted AirBnBs because you get to feel/live like a local for the duration of your stay. Last summer I wanted to rent out an AirBnB in town for my sister's bachelor and spent our money there. Shutting down AirBnB's shuts down tourism in our city. If anything, we need more hosts that can act as embassadors for Baltimore.			
28	Stephanie	Loughran	smuell21@gmail.com	1835 S HANOVER ST.
	No to short-term housing regulations!			
29	Ryon	Cahill	ryon.cahill.517@gmail.com	1813 Westphal Pl
	This measure will only hurt the people in the city and help only the hotel companies.			

#	First name	Last name	Email	Address
30	Rachel	Feldman	Rachfeldman@gmail.com	1244 w 37th st
	More study is needed before voting on the bill in it's current form. As an owner occupied airbnb host I have countless examples of wonderful guests who help make the city a b			
31	Kasia	Brodka	kasiabrodka@hotmail.com	1720 Olive St.
	I love living next to a house who hosts STR (short term rentals). The property is kept really clean, nice, updated. We enjoy meeting and giving advice to new visitors who are r neighborhood looking nicer then the LTR (long term rentals). We are having constant issues with LTR who are there for 1 maybe 2 years max before they move out. This is the			
32	Nina	Wroten	nidesing@mail.ru	24912 back creek
	Benefits of attracting different types of tourists, that otherwise won't stay in a hotel, are enormous for city and it's small businesses. Regulations that regulate noise, good cond			
33	Ford	Torney	ford.torney@gmail.com	1714 Light Street
34	Jennifer	C	blackmjc@hotmail.com	Wellham Ave
35	Mageline	Kelley	magelinek@yahoo.com	100 Harborview Drive
	I'm primarily living in Delaware, but live half the time in Baltimore, so I have an interest in this issue			
36	Ronald	Monk	ron.monk@monumentsothebysrealty.com	402 Folsom Street
37	Lisa	Williams	lisa.rudolph19@gmail.com	2111 E Pratt St
38	Victoria	Raabe	Victoria.Raabe@gmail.com	2425 Eastern Ave
39	Lorraine	Dean	ltdean2003@hotmail.com	1032 McDonogh St
	As a homeowner and voter in local elections, I am opposed to the legislation as currently written. As written, it comes across as an unecessary administrative burden on the hor should be completely exempt from the license and instead this legislationg should focus on defining the difference between a hotel and short term rental. While it is reasonable from unused space in the home. The licensing process as written does not offer any additional protections for consumers or short term renters, and benefits neither homeowners more fair alternative. The City can collect its revenue while preventing barriers and subsequent disparities in who may rent her home.			
40	Stephen	Williams	sewilliams20@gmail.com	2111 E Pratt St
41	Jean	Pula	jppula@gmail.com	3031 Eastern Avenue
42	Mark	Moylan	m_moylan@yahoo.com	1917 e Lombard st
43	Dan	Dotter	ddott1987@gmail.com	926 S Belnord Ave
44	Jeff	Tomecek	53BohumirDrab@comcast.net	42 N Patterson Park Avenue
45	Deanna	Tonsor	dtonsor@juno.com	107 E Gittings St
46	Jeff	Andersen	andersen.jeffa@gmail.com	1249 Riverside Ave
47	Mike	Christy	mikecc60@gmail.com	18988 Choctaw
48	Edward	Klopp	Jklopp1e@yahoo.com	116 Fittings st
49	Brenlon	McGill	trent.steiner@gmial.com	3317 Foster Ave

#	First name	Last name	Email	Address
	Stop trying to stifle what is good for consumers.			
50	ilya	altman	ilya.altman@gmail.com	238 s chapel st
51	Samin	Alam	samin881@yahoo.com	
52	Larry	Housman	lshousman@netzero.com	1278 battery ave
53	Thomas	Dawson	thomas.dawson@comcast.net	1729 Jackson st
	I know people that rent via Airbnb. It is not only additional income for them, but also for surrounding local businesses that the visitors might not patronize if staying at a down			
54	Tony	Menendez	tmenendez23@gmail.com	514 s. Lakewood ave
55	Stephanie	Ainsworth	steffainsworth@gmail.con	2030 Bank Street
56	Michael	Barrett	mikeonstpaul@aol.com	1001 St. Paul Street, #9D
57	Garrett	Schiche	gcs33@hotmail.com	1302 Jackson St
58	Philip	Goldberg	PhilipS.Goldberg@gmail.com	
59	Cory	Luquet	coryluquet@gmail.com	206 E Lanvale St
60	Derek	Court	derekcourt@yahoo.com	108 E Gittings St
61	Michele	Gleason	abitooc@gmail.com	3700 San Martin dr
62	Thuy Linh	Nguyen	thuylinhnguyen88@gmail.com	2316 Ashland Ave
63	Erin	Stamos	erinmelina@hotmail.com	2711 N Howard St
64	Brian	Pomento	bpomento@gmail.com	
65	Dawn	Marsiglia	dawndawsey@yahoo.com	2207 e Baltimore st
66	Cara	Frye	carafrye1@yahoo.com	20 N Patterson Park
67	Kerri	Cardello	kerrimckendree88@gmail.com	200 s. Patterson Park Ave
	This is crazy that anyone thinks it's OK to regulate small business like this...shame on you.			
68	Jonathan	Koscianski	bravojonny15@gmail.com	516 S Madeira St
69	Scott	Eggleston	egglest3@yahoo.co	18 s. Patterson Park Ave,
70	Tarrell	Harrel	tharrel@gmail.com	
71	Katelyn	Falk	katelynbfalk@gmail.com	429 Pine St
	We enjoy using air bnb and are using it for this visit!			

#	First name	Last name	Email	Address
72	Victor	Schriefer	sschriefer@gmail.com	122 S Parrerson
73	Kfir	Catalan	kfircatalan@gmail.com	Po box 13264
74	Ellen	Walter	waltere245@gmail.com	493 criswelldrive
	Yes to tax petition			
75	Kate	Leitkowski	queen.icyday@gmail.com	
76	Lorie	McCarthy	loriegraffius@gmail.com	1520 Hornbeam Dr.
77	Will	Sutton	suttonwir@gmail.com	lombard st
78	Rebecca	Bors	rbors311@gmail.com	43 s stricker
79	Shandra	Dohoney	sdoh0509@gmail.com	1313 N. Calvert St
80	Ronald	Campbell	ron@rvcampbell.com	109 Lewis Brook Road
81	Hannah	Tsiopanos	hannahtsi@gmail.com	517 Cathedral St
82	Kristen	Zoli	kzoli722@gmail.com	1101 north calvert st
83	Lenny	Johnson	lennyj1914@gmail.com	
84	Beth	Braun	bethabraun@yahoo.com	12 collington
85	Boomer	Kennedy	boomerkennedy@icloud.com	2314 E Baltimore St, Second Floor
	The ARBNB in my neighborhood has been a trigger for a stronger sense of neighborhood unity and just joy. I've met interesting visitors but better than that is the owner is now			
86	Beatrice	Paris	bparis@gmail.com	614 N castle
87	Chris	Johnson	cljohnson05@outlook.com	18 n collington ave
88	Heather	Ausmus	heatherausmus@gmail.com	18 n collington ave
89	Michele	Doucet	michele_doucet@hotmail.com	2322 East Baltimore Street
	This program is so great Baltimore needs it!!			
90	Ilene	Cervantes	imcervantes8@gmail.com	2122 E Lombard St
91	Besu	Tadesse	besufekad.tadesse@gmail.com	9408 Penshurst Ct
92	Del	Calibuso	adelfobc@me.com	6534 Rosemont ave.
93	Victor	Oliver	victoroliver18@gmail.com	1002 N Eden St
	I vote no on the short term housing bill			

#	First name	Last name	Email	Address
94	Nadezhda	Isaenko	smeta_stroika@mail.ru	2332 East Baltimore Street
	Good luck!			
95	Caroline	Ames	carolinepames@gmail.com	2141 e Fairmount ave
96	Katie	Vaselkiv	katievaselkiv@gmail.com	2826 E Baltimore St
97	Richard	Ames	garretta1@gmail.com	2141 e Fairmount ave
	We use it all the time and love it. It's the only way we travel			
98	Sheyna	Mikeal	sheyna06@gmail.com	6101 eastern pkwy
99	Kneisha	Mcclinton	gurly_baller25@yahoo.com	890 Lowe rd
100	Ebony	Mincey	ebonymincey30@gmail.com	612 glenrock
101	Shanny	Santana	shantanises@gmail.com	7018 marietta
102	Vernon	Long	vernonlong92@gmail.com	612 glenrock
103	Falema	Graham	fgraham.pr@gmail.com	3303 Dolfield Ave
104	Jared	Penoyar	jaredpenoyar@gmail.com	1323 Covington st
105	Colin	Penoyar	cpenoyar@yahoo.com	Baltimore
106	Melanie	Milazzo	melanie_milazzo@hotmail.com	1300 St. Paul St
107	Alcinda	Van Deursen	cindamae@gmail.com	405 S. Ann Street
	Research and study before action, please.			
108	Neil	Campbell	neilinpaemail@yahoo.com	493 Criswell Drive
109	Ryan	Fehr	rfehr613@gmail.com	511 S Lehigh St
110	Sara	Mix	Smix66@yahoo.com	827 N. Charles St., Apt. 3R
111	Kimberly	Citizen	kim.citizen@gmail.com	618 Ploy St
112	Rumen	Kostadinov	rkostadi@gmail.com	Luzerne
	No to additional rules that make running an airbnb near impossible. Yes to 9.5% tax collected by airbnb and remitted to city of baltimore to improve tourism.			
113	Kim	Beaudry	beaumac2@comcast.net	
	I rely on Airbnb for affordable places to stay when travelling and find the experience so much more enriching than staying in hotels. I would not mind paying a tax.			
114	Nicole	Erby	nerby14@gmail.com	14 S Robinson St

#	First name	Last name	Email	Address
115	Mag	Sabo	leatherseams@gmail.com	1145 Dexter St
116	Damien	Reed	dmreed08@gmail.com	1325 w Fayette st Apt 1, 1
117	Tracy	Kreidler	TracyKreidler@gmail.com	912 Ramsay St
118	Stephen	Trombetti	svtrombetti@gmail.com	624 S Paca St
119	Elizabeth	Stoko	elstoko@icloud.com	2916 east Baltimore st
120	Lennie	Moore	vanburen4648@gmail.com	55 M Street NE
121	Miriam	Vitale	miriam.vitale@gmail.com	152 W All Saints St
122	Randi	Smith	2rands@gmail.com	
123	Gail	Mason	gailinsrilanka@gmail.com	
	Airbnb provides a home atmosphere and an opportunity to experience the culture and traditions not provided by the impersonal atmosphere of hotels			
124	Biffrey	Braxton	biff.braxton@gmail.com	618 Ploy St
125	Graceann	Cummings	pianoann88@gmail.com	1736 12th ave. S
	Thank you listening.			
126	Eric	Broman	bromane@nwattorney ney	1908 E. Madison
127	Edward	Bendetti	edbendetti@live.com	813 S. Bond Street
128	greg	Hadjian	greg.hadjian@gmail.com	1627 Shakespeare Street
	No on Short-term regulations and yes on tax.			
129	Joe	Tirone	joetirone@yahoo.com	1500 Maywood Avenue
130	Devin	Fellman	devin.fellman@gmail.com	2322 East Baltimore Street
131	Kara	Warren	karalwarren@yahoo.com	2314 East Baltimore Street
132	Theodore	Chilcote	tchilcote@gmail	1700 S Charles St
133	Arche	Carwell	datchefboyarche@aol.com	3211 kingsley
134	H	Chil	hchil@yahoo.com	326 Tryon rd
	Keep Airbnb small			
135	Matt	Smith	matt6532@gmail.com	
136	Callie	Vislay	callievislay@gmail.com	1121 Charles view way

#	First name	Last name	Email	Address
137	Jermaine	Ladson	jermaineladson@yahoo.com	1618n Milton ave
138	Elizabeth	Williams	elisabeth.anne.williams@gmail.com	2419 Meadow road
	Airbnb is way better than hotels that are way over priced.and it is not ok for hotel lobbies to sway public opinion that to make more money			
139	Anastasai	Lehukey	alellukey@yahoo.com	217 S Durham St
	I would prefer living with a familiar host or referral than spending my money on a hotel and not knowing what I get			
140	Christina	Costill	cmcostilll@gmail.com	918 south hanover
141	Rob	Benning	rbennlax@gmail.com	918 south hanover
142	Robert	Boyer	boyer.bob@gmail.com	103 West Hill St
143	Jose	Ruano	jvanruano@msn.com	10731 Bear oak ct
	No on short term housing bill regulations and yes to tax			
144	Kimberly	Wiggins	patparkkim@gmail.com	157 N Milton Ave
145	Justin	Myers	jmyers961@gmail.com	1501 Guilford Ave
	I strongly say NO!			
146	Ernest	Gallo	ejgallo10@aol.com	
147	James	Digirolamo	jd@lnf.com	2300 East Baltimore Street
148	Gerald	Charlwood	utoocansoar@aol.com	415 South Dallas St
	WE vote for taxes on Air BnB but no restrictions on numbers of nights etc.			
149	Leslie	Dell	lesdell@verizon.com	120 S Gilmor
	I live nextdoor to a home that is used for a short-term rental Airbnb and I have had no issues and the neighborhood has been great.			
150	Lauren	Brady	labrady1984@gmail.com	3836 Calmont
151	douglas	koschalk	doug@elementalwork.com	779 w ostend st
152	Daniel	McCauley	greenvandan@yahoo.com	2614 washington blvd
153	Margaret	Winters	winters.mar@gmail.com	5703 Rockspring Road
154	Harold	Johnson	anonymous@gmail.com	415 Clinton St
155	Steven	Williams	sawilliams0526@gmail.com	2322 East Baltimore Street
156	Angela	Young	ohtheangie@aol.com	7907 Riverdale rd

#	First name	Last name	Email	Address
157	Spiro	Papaniks	spiro2k6@gmail.com	9110 Abigail drive
158	Alli	W	allikatwin@aol.com	4345 York Road
159	Ryan	Schulz	ryan.schulz31@gmail.com	
160	Bryant	Fludd	bfludd927@gmail.com	105 courtland woods circle
161	John	Iannucci	iginoiannucci@gmail.com	4447 bucks schoolhouse rd
162	Jes	Whiteford	jeswhiteford@gmail.com	4447 bucks schoolhouse rd
163	William	Jones	wignut6@yahoo.com	2332 E. Baltimore Street
	The proposed legislation is too draconian with the 60-night cap on unhosted short-term rentals. That will shut them all down, depriving small business owners of the investmer is passed.			
164	Carli	Cummins	carliinnc@hotmail.com	3521 Village Dr
165	Kami	Myles	KamiMyles@mac.com	1802 Knight Street, 12
166	Arthur	Love	loveatthur03@gmail.com	255. S Ellwood ave
167	David	Bodycombe	dbodyco2@jhu.edu	614 S. Decker Ave.
168	Victoria	Erbe	victoria@innerharborhomes.com	100 Harborview Dr
169	Susan	Colley	suecolley@comcaste.com	2016 E Pratt
170	Stephanie	fleishman	stephanie2910@verizon.net	3036 DILLON STREET
	I would like the Baltimore City Council to vote NO on Short term housing regulations and yes to collecting the tax.			
171	Miranda	Brady	mirandabrady13@gmail.com	741 east fort ave
172	Austin	Mccrary	mccraryaustin@aol.com	741 east fort ave
173	Michael	DeLorenzo	mikedelorenzo@comcast.net	100 Harborview Drive Residence 1101
	The regulatory concept goes way to far. The hotels do not need protecting. Pass only the tax portion of the bill.			
174	Jamie	Matlock	jmatlock1320@gmail.com	1407 Jackson st
175	Marzia	Mostafa	Zenaisa.95@gmail.com	1630 Whetstone Way
176	Emilie	Dunnenberger	emilie.dunnenberger@gmal	1747 south charles
177	Stephen	Pasquerello	stephenpasquerello@gmail.com	1111 light st
	Airbnb rocks! Thanks for the snax.			
178	Andres	Hartman	ahartmansoccer@yahoo.com	2322 East Baltimore Street

#	First name	Last name	Email	Address
179	Davontae	Rhue	davontae322@gmail.com	2704 east chase st
180	Sandra	Keough	sandrakeough@aol.com	900 E fort ave
181	Jacob	Griswold	jacob.griswold95@gmail.com	101 West cross st
182	Sami	Pollak	samipollak96@gmail.com	Federal hill
183	Rafael	Nieves	gabynievespr@yahoo.com	900 E fort ave
184	Katerina	Neste	kateneste03@yahoo.com	
185	Andrea	Dodrill	andreadodrill@gmail.com	2809 Boston st #236
186	Sam	Neely	wonderboy40-40@msn.com	700 Sunhaven Circle
187	Karla	Atherton	pbm@cox.net	

We need this additional income in order to pay our mortgage, maintain and repair the properties, etc.

188	Gabrielle	Vernier	brie@nurfuerspam.de	Meindlstr. 19
189	Sherena	Holmes	sherena_h@yahoo.com	2322 East Baltimore Street
190	Roger	Asnen	rogerasnen@gmail.com	119 n Patterson park ave
191	Robin	Koutsoures	robin.koutsoures@gmail.com	232 North Oak Park
192	Eugenie	Mukeshimana	Eugeniem@me.com	6224 Ridgeview Avenue

I have been a Baltimore city resident since 2015. Last year, my neighbor's house came on the market as a short sale. We bought the house and moved out of our 1 bedroom sin rules we set. We are happy to provide a place to stay for guests who are coming to Baltimore to visit family, for work, for medical appointments, and sometimes to attend funct wanted a home-like environment, be able to sit outside on the porch, cook meals to each other, and just stroll down the street for their routine morning or evening walk. while c The true ambassadors of our wonderful city are these guests. While some guests could do fine in a hosted house, many prefer a non-hosted STR because, like many of us, priva others have difficulty making themselves at home in someone's house house regardless of how big or nice it is. We can all relate to this. I have also had guests who couldn't sta them options and ability to travel like everybody else. Closing doors to non-hosted STRs will have a negative impact on my ability to afford my home. Beyond this, it will driv right by my neighbors. My guests don't only rate me as a host, they rate my neighborhood. They will point out the noise, the rudeness, and other negative issues, equally so, the added value to our neighborhood, not a nuisance. My current guest (a traveling nurse) just rented out a long term apartment in our neighborhood because she felt comfortable h primarily tourists. Most come for other reasons but add the sight seeing afterwards when time permits. It's therefore to think of Baltimore guests as tourists who may be here ju out their homes. Our homes are not vacation homes for us. Moreover, it's a grave mistake to design a policy based on hypothetical variables from other cities that are not even those in a sensible and responsible way to move our city forward instead of setting back. We are gaining a lot from the people who, despite the unfortunate negative images tha that they are not welcomed in our neighborhoods, and can't be trusted to rent a home and be on their own for a few days? why would they want to come here, spend their mone same way, other nuisance from rental properties in the neighborhood are handled. And let's not lie to ourselves, if there is really a long term rental deficit in Baltimore, then thi let's make greater investments in housing by supporting residents who want to invest in the city they love and already live in to do so instead of catering to big corporations tha STRs and reforming how this emerging industry operates, however, I am concerned about policies that are not aiming to solve credible existing problems. Let's all collaborate have a long term impact on our residents, our investors, local business owners, and mostly our guests and potential future residents of this great city.

193	Nathan	Clingan	nathanclingan@gmail.com	3608 Elkader Rd

While I'm not currently renting out, I absolutely disagree that short-term rentals should be inspected and regulated, or charged a hotel tax. This is NOT a hotel business--these favors hotel magnates.

194	Dahira	Binford	baltimorebinfordbunch@gmail.com	6223 Ridgeview Avenue

This generally impacts all hosts rather than based on research of the impact on local business. We propose doing surveys and conducting district-specific data that addresses co

195	Harold	Hampton	haroldhamptonjr@gmail.com	

#	First name	Last name	Email	Address
	I am a Airbnb Baltimore based Airbnb host in opposition of the STR bill.			
196	Marggie	Skinner	mpskinner3@yahoo.com	49 Ryckman Ave
	We had a wonderful Airbnb visit in Baltimore recently. Spent about $200 in addition to the rent. Probably would not have visited Baltimore if it weren't for the Airbnb.			
197	Carlos	Dohse	carlosadohse@gmail.com	2043 muirfield way
198	Steven	Frazier	stevensjobs@yahoo.com	
199	Peter	Fellman	peter_fellman@yahoo.com	6108 wooden st
200	Neil	McAllister	halfpec@aol.com	115 N. Wayne St
201	Mark	Lancaster	lancasmd@yahoo.com	2320 east Baltimore
202	Amanda	Krow	amandakrow@comcast.net	2322 East Baltimore Street
203	Kelli	Lavery	laveryk7@gmail	2205 e baltimore
204	Ashley	Weckbacher	ashweck@gmail.com	
205	Andrew	Lewine	andrewlewine@hotmail.com	
206	Carl	Kuehling	carlkuehling@yahoo.com	1001 St. Paul Street
	Have AirBNB collect the tax and they pay the city.			
207	Joe	Medpal	medpal@optonline.net	It
208	Jeffrey	Toran	jefftoran@gmail.com	446 elder trail
	We support abnb and agree decisions should be fact based			
209	Nichole	Turner	courtken@msn.com	120 summit ave
210	Joe	Ostrosky	joeostrosky@gmail.com	2322 East Baltimore Street
211	Tj	Desmond	wcmrugby15@icloud.com	817 N Charles
212	Lisa	Sinnwell	lisavthompson@yahoo.com	1805 n 23rd Ave w
213	winnie	Plummer	winnieplummer@gmail.com	7420 S Steele Circle
214	Troy	Patterson	troylpatterson@gmail.com	1836 Metzerott Road
215	William	Holte	williamholte@live.com	1212 Grenox Rd
216	Catherine	Grogan	cjgrogan@aol.com	622 s. Milton ave.
217	Jelena	Mijanovic	jmijanovic@yahoo.com	500 BUdd Rd.

#	First name	Last name	Email	Address
218	Bonita	Brown	bbbrown@gmail.com	123 N St
219	Abigail	Tryon	atryon21@gmail.com	1733 south charles
220	Delia	Oldak	oldakdelia@gmail.com	902 light st
221	Shaynaye	Franklin	shaynayefranklin@me.com	3503 Mactavish Ave
222	Chris	Turner	christopher.s.turner@gmail.com	10216 Owen brown road
223	Dez	Patterson	depatterson1@yahoo.com	1017 E Randall street
224	Maria	Pashupathi	mpashii@gmail.com	
225	Tessa	Bonnstetter	bonnstetter@gmail.com	4 e henrietta st
226	Diane	Desimons	none@gmail.com	500 Harborview Dr
227	Cara	Lofaro	anon@gmail.com	1111 Park Ave
	Basic transparency is needed in the development of a regulation.			
228	Joseph	Tuma	joseph.tuma@gmail.com	500 Harborview Drive
229	Gabe	Gee	gabe@email.com	500 Harborview Dr
230	Sal	Al	salall@gmai.com	
231	Xavier	Escoto	escovier@gmail.com	5811 White lake lane
232	Ian	Damm-Luhr	ifdammluhr@gmail.com	
233	Mackenzie	Abate	mackenzie.abate@yahoo.com	
234	Leander	Douglass	leanderd@hotmail.com	340
235	Virgis lukas	lukas	virgislukas@yahoo.com	2124 east Pratt street
236	Tom	clemens	tclemen5@jhmi.edy	2023 E Lombard
237	Jewelle	Carter	ewellcj@yahoo.com	
238	Helia	Seifikar	heliaseifikar08@gmail.com	6538 hercus ct
239	Neha	Jagannath	nehajagannath@gmail.com	1883 9th avenue
240	Adam	Ahmed	muffindespair+a@gmail.com	3597a Mission St
241	Clarissa	Howison	clarissa.howison@gmail.com	619 Washington Blvd.
242	Kimberly	Lewis	kimberlylewis999@gmail.com	2616 e Fairmount ave

#	First name	Last name	Email	Address
243	Russell	Leone	russellcleone@yahoo.com	1153 Nanticoke Street
244	Pettijohn	Juneous	juneous.pettijohn@gmail.com	3731 D Street, SE 202
245	Anthony	Vincent	narwhal@yahoo.com	
246	stormy	vain	eroticasv@gmail.com	
247	Andrea	Earls	andrea.earls@yahoo.com	1706 R st NW
248	kevan	peabody	TWINKEMP@AOL.COM	983 10th Street
249	Linda	Wilson	lindawil@comcast.net	10264 Wetherburn Road
250	Timothy	Poisal	tjpoisal@gmail.com	225 1 st NE
251	Jefferson	Mccormack	jkm5096@gmail.com	3805 dunsinane
252	Mary	Defrehn	mary.defrehn12@gmail.com	305 Washington street
253	Dasia	Martin	babydeezzz@yahoo.com	8533 Willow oak road
254	Tykiem	Saunders	wolf26112@gmail.com	156nkenwoodave
255	Adam	Kovars	asdf@gmail.com	
256	Shelly	Baker	shellysblossomshop@gmail.com	1437 monkton
257	Werdah	Mohammad	werdhiii1026@yahoo.com	1001 Myrtle avenue
258	Ava	Springs	missweezybaby2@yahoo.com	606 poplar grove
259	Ariel	Gaines	arielgaines96@yahoo.com	2424 Barnesley
260	Shawnah	Rice	shawnahrice@gmail.com	1002 Hillman st
261	Tanya	Davis	tanyad@his.com	2222 Cambridge
262	Merle	Davison	merle0727@comcast.net	2222 Cambridge St
263	Christopher	Hyde	hydechris@gmail.com	206 E Chase Street
	We are taxed enough. I pay over $5000 in property taxes and close to the same in local City taxes. I should be free to share my house with whomever I please- the city has no r			
264	Stephen	Spartana	stephen@spartana.com	6706 Selkirk RD.
265	Matthew	Hirschmann	matthirsch@aol.com	
266	Honora	Laszlo	honoraprice.virginia@gmail.com	1712 N. Veitch Street
267	Tom	O'Donnell	todonne3@gmail.com	2324 east Baltimore street

#	First name	Last name	Email	Address
268	Laura	Scott	lscott50@jhmi.edu	2324 east Baltimore st
269	Lana	Sanders-Scott	scotttreefarms@gmail.com	407 Nick's bend west
270	Ayanna	Ferebee	ayannaferebee@gmail.com	111 s.Gilmor.st
271	Raymond	Ferebee	raymondferebee@gmail.com	3218 Belair
272	Gianna	Jones	giannajones@gmail.com	111 Gilmor st
273	Sandesh	Burlakoti	franklampard257@gmail.com	1107 meridene drive
274	Timothy	Silcott	loboojosazules5@gmail.com	2017 St. Paul St
275	DLR	Price	dlrprice@gmail.com	1936 w Fayette st
276	Devin	Demers	devin.demers@gmail.com	118 n Patterson park ave
277	Williams	Aggrey Orleans	etsydudes007@gmail.com	2306 E Baltimore st
278	Victor	Eromosele	victor.eromosele@ymail.com	8403 loch Raven Blvd a
279	Mariela	Sanchez	msanchez@mail.com	E Baltimore st
280	Anita	Zimmerman	abzimmer@juno.com	1402 Hollins Street
281	Corey	Johnson	johnsoncorey88@gmail.com	801 S Milton Ave
282	James	Black	jnrva@hotmail.com	4004 chipstead pl
283	Cortez	White	white.cortez@ymail.com	Evelyn ave
284	Sandra	Adams	slfadams@comcast.net	1001 Saint Paul St - Apt 12H
285	Stephen	Miller	cubby21202@yahoo.com	1001 Saint Paul Street
286	James	Costlow	jcostlow@lonewill.com	7925 Sharpsburg Pike
287	Carlos	Taylor	dccarlostaylor@gmail.com	1833 Kalorama rd NE
288	JOSEPH	HAWKINS	hawk036555@gmail.com	1935 BROOKS DRIVE, 304
	i Vote NO on Short-Term Housing Bill Regulations and Yes to Tax			
289	Judith	Mirkin	judy.mirkin@live.com	10415 113th Place NE
290	Richard	Karoll	rkaroll@gmail.com	141 S. Curley st
291	Patrick	Alban	palban@mac.com	1001 Fleet st
292	Sam	Siprelle	samuelldsiprelle@gmail.com	1428. Catlyn place

#	First name	Last name	Email	Address
293	Kat	Reed	katreed311@yahoo.com	
	As a frequent user of Airbnb and hotels, I appreciate the choice to select my accommodations when visiting a city based off my need. Whether in an Airbnb or a hotel I am spe			
294	Lauren	Vergara	laurenadele420@yahoo.com	1617 TRINIDAD AVENUE NE
295	Khang	Nguyen	lovehaven@gmail.com	17700 Hidden Garden Ln
296	Mar	Temple	jop@mail.com	213 s mt vernon
297	Rae	Rossi	rae.rossi@gmail.com	8 S Patterson Park Ave
298	Chris	Schmidt	mobtowngroup@gmail.com	2207 e Lombard st
299	Dana	Kurtz	dkurtz@kurtzlaw.us	32 Blaine street
300	Curtis	Kmiecek	ckmiecek@kurtzlaw.us	Hinsdale
	We come to Baltimore often and would not at all if this measure passes forcing us into overpriced hotels. Chicago il			
301	STEPHEN	RUSSELL	stephen65f85@gmail.com	1640 EAST BALTIMORE STREET
302	Kyle	Brannon	kbrannon@american.edu	701 Lamont st, nw
303	Stephanie	Nsuele	snsuele@gmail.com	
304	Ricardo	Vergara	ricardo.v528@gmail.com	Trinidad Ave NE
305	Tanya	Bobo Lenoci	tbobo99@gmail.com	3306 E Baltimore St
306	Pierre	Lenoci	pierrelenoci69@gmail.com	3306 e Baltimore st
	I would like more small businesses in the area and Airbnb is a treat business model for the area.			
307	Erick	Oribio	erick@erickoribio.com	2111 eastern Ave
308	Madalina	Jiga	maddyjiga@hotmail.com	249 s caste st
309	Philip	Felice	philip.m.felice@gmail.com	249 S castle st
310	Evan	Eskridge	ege807@gmail.com	2127 E Lombard St
311	Sean	Guy	chefseanguy@waterforchocolate.com	1841 east Lombard street
312	Marianne	Kresevich	mariannekr.comesevich@yahoo.com	100 Overhill road
313	Michael	Hylkema	cambridgemass@gmail.com	617 south luzerne ave
314	Tracy	North	tracy_north@hotmail.com	2202 Gough St
315	Mike	Pamphilon	mikepamphilon@icloud.com	

#	First name	Last name	Email	Address
316	Anand	Trivedi	atjunkmail0@gmail.com	1504 Spring Pl, NW
317	Andrew	Johanson	johansona@frontier.com	2307 Eastern Ave
318	Jenny	Hyle	jchyle@gmail	Md
319	Charlie	Summerlin	cmsummerlin@gmail.com	331 s east
320	Jason	Tyler	j3tyler@gmail.com	
	This bill requires further study. In the meantime why not let the taxes benefit the city?			
321	Shyreen	Shafiq	shyreen@aol.com	19006 Sawyer Terrace
322	Eric	Nicholson	eric443@yahoo.com	3935 S Street, SE #302
323	Jef	Rudolph	rudolphieffi@yahoo.com	828 Sanctuary Lane
324	Daniel	yates	dyates@g1440.com	3946 hickory ave
325	Michael	Ranaudo	michael.ranaudo@g1440.com	2214 Cambridge Ave
326	Garrett	Von Keeling	grvonk@gmail.com	
327	Adam	Troska	adam.troska21@gmail.com	711 s Robinson st
328	Alison	Hines	alison109@gmail.com	
329	Chad	Hines	chad.d.hines@gmail.com	
330	Ryan	Griffiths	griffmail33@gmail.com	8609 silver knoll Dr.
331	Christina	Smearman	smearmanc@yahoo.com	1211 s Linwood ave
332	Nicole	Kelly	nkelly08@netscape.net	1211 s Linwood
333	Jordan	Bardel	jobardel@gmail.com	1211 s Linwood ave
334	Bryan	O'Donnell	bmodonnell9@gmail.com	603 S Ellwood
335	Hannah	Atk	hatkinson@hotmail.com	951 fell st
336	Jabari	Simmonds	bari4lutalo@gmail.com	3613 elkader road
337	Wellhan	Li	wellli07@hotmail.com	501 E. Baltimore Street
338	Wilson	Li	w.s.l.145@gmail.com	501 E. Baltimore St., 2nd FL
	I decline the Short term housing bill as it is irrelevant. Occupancy tax is acceptable.			
339	Wei	Fu	waynefu.pkubsc@gmail.com	310 ilchester Ave

#	First name	Last name	Email	Address
340	Tim	Sheahan	emperorawesome@gmail.com	1534 S Hanover St
	I count on the supplementary income from renting out my spare room on airbnb to pay my mortgage, income which would be exceeded by the increased tax on my house. Whi homeowner renting out part of their primary residence when finding a long-term roommate is difficult. Further, the availability of inexpensive, short-term rentals is necessary t moving here, and hotel rates would make an extended stay impossible for them.			
341	Chris	Wulin	cwulin@aol.com	21 montford
342	Carrie	Rushing	rushing.carrie@gmail.com	26 n Lakewood ave
343	Arthur	Love	lovearthur03@gmail.com	255 s Ellwood ave
344	Gabriela	Romero	g_romero@me.com	1915 ePratt
345	Jenny	Lam	jennyl.ny@gmail.com	
346	Dana	Bindra	danabindra@yahoo.com	1011 decker
347	Rebeca	Diaz-Reyes	r.a.diazreyes@gmail.com	
348	Mark	Dutton	markrdutton@gmail.com	922 Stubblefield Lane
349	Barbara	Coleman	free2ben@yahoo.com	Charles street
	Again... property owner pays property taxes city taxes and a mortgage .. to provide financial assistance by " sharing " their space... now to be viewed as a " source of revenue " local businesses.....			
350	Martha	Bernholz	mbernholz@gmail.com	2314 E Baltimore St, #2
351	Gabriel (Bud)	Poole	BudPoole343@gmail.com	212 S. Clinton St.
	Less AirBnBs only hurts tourism don't shoot ourselves in the foot. We have a huge image issue and if we make it tougher for tourist to see the beauty we have then no one win			
352	Danee	Roach	shoniqua_r@yahoo.com	6058 Nancita court
353	Varun	Chaudh	vivsterrific@yahoo.com	Heather hill Rd
354	Jo	Keller	kerneway@yahoo.com	3300 Gibbons Ave
355	Antoine	Myers	antoine2$15@yahoo.com	7717 cornerstone way
356	Antonio	Clinkscales	clink1antonio@yahoo.com	1632 , Hollins, St
357	Meghan	Clendaniel	meganclendaniel@gmail.com	813 Hollins Street
358	Ebonee	Tisdale	etisdale@gmail.com	17 Paula pl
359	Shelby	Muse	shelby70@yahoo.com	1312 Crofton rd
360	Michelle	Holden	michelleholden34.mh@gmail.com	337 South Mount Street
361	Anthony	Brazil	aabrazil1@gmail.com	1307 Lakeside Ave.

#	First name	Last name	Email	Address
	Baltimore is working class city. There are not many corporations here. We need ways to make ends meet. We need Airbnb.			
362	Mike	Daniels	liveleak77@gmail.com	
363	John	Seaback	jwschreven@gmail.com	4555 turkey ave
364	Scott	Haynes	scotty55lax@yahho.com	2001 st. John street
365	Art	Sierra	asierra707@gmail.com	
	Do the right thing			
366	Zachary	Dale	snddale@gmail.com	
367	Austin	Doyle	doyle@emai.com	100 Key Highway
368	Charles	Rooks	crooks183@gmail.com	
369	Chris	Volkmana	cvolkmana1211@gmail.com	4417 Leeds Ave
370	Kelly	Murdock	soccer00@msn.com	36 w wyomissing ave
371	Adam	Meduski	amedus1@gmail.com	740 s Ellwood av
	Do not close down!!			
372	Nazli	Mehrazar	mehrazar_naz@yahoo.com	Borgia
	Don't shot down the Airbnb !			
373	Isidro	Johnson	jisidro64@gmail.com	120 Archimedes ct
	Keep Airbnb			
374	Author	Taylor	actjr2014@gmail.com	120 archimedses ct
375	Margaret	Brown	margaretbrown23@gmail.com	1105 Webb court
376	Albert	Jackson	pastorjackson80@gmail.com	1602 N Hilton St
377	John	Seifert III	johnseifertiii@gmail.com	106 Woodhill Road
378	Albert	Hallivis	realestatewithalhallivis@gmail.com	509 e 38th
	I quit my job 3 years ago to fully run short-term rentals in Baltimore City. I have my entire life savings invested here. And I will be forced to sell my homes, lose money and m			
379	Anatacia	Amaya	amaya@gmail.com	3662 Bellfree Unit 8
	Airbnb es mejor en Baltimore			
380	Ana	Cruz	cruz@gmail.com	60407 Balfour Drive

#	First name	Last name	Email	Address
381	Chal	Little	superlativethought@gmail.com	1141 N Old World 3rd St.
382	Glenda	Gentner	pgentarch@comcast.net	2028 Park Avenue
	Airbnb can add a guest tax to the reservation fee paid directly to the City, which is more manageable than adding host taxes. Hosts already pay taxes on Airbnb income records			
383	Emily	Adaoag	emily.adaoag@gmail.com	2120 Sulky Trail
384	Nathan	Adaoag	nathanemikya@gmail.com	11719 Jarvis dr
385	Valerie	Cunningham	vlcunni@comcast.net	114 E. Lexington Street
386	Ryan	King	95ryanking@gmail.com	1214 Riverside ave
387	Raymond	Mobley	Raymondblandthe3@hotmail.com	3358 Strickland St
388	Joey	Daswson	luckyreelanglers@gmail.com	310 magothy beach road
389	Rebecca	Greenwald	rebecca712814929@gmail.com	
390	Daniel	Schuck	schuck@ycp.edu	1211 s conkling
391	Erica	Mulford	emulford@ycp.edu	1211 s conkling
392	Tyler	Harris	tharris7000@gmail.com	
393	Sierra	Silva	silvah4gold@gmail.com	1415 Dartmouth Ave
394	Karl	Auer	karl.auer09@gmail.com	500 Harborview road
395	Weimar	Caceres	weimi6@yahoo.com	500 Harborview Dr
396	David	Chiat	dmchiat@udel.edu	106 West lee
397	Claire	Danberg	clairedanberg@aol.com	7 headwater lane
398	Alex	Anderson	alexda2014@live.com	302 south kerr
399	Max	Siskind	msiskind1@yahoo.com	500 Heath street
400	Jessica	Silva	jessica.silva.franks@gmail.com	2310 e Baltimore st
401	Chris	Franks	cfranks4@gmail.com	2310 e Baltimore
402	Lisa	Scott	weegiecat@gmail.com	10616 Hillingdon rd
403	Mark	Taylor	kaizenmann@gmail.com	10616 Hillingdon
404	Myles	Haley	myleshaley@outlook.com	4522 Weitzel Ave
405	Ashley	Meredith	meredithashley0@gmail.com	234 N Chester St.

#	First name	Last name	Email	Address
406	Brittany	Johnson	brittanyj1682@com	1960 Wareham road
407	Malik	Jenkins	malikjenkinse@gmail.com	4731 shamrock
408	Denise	Andrews	deniseandrews97@yahoo.com	2832 Parkwood ave
409	Dan	Froehlich	dfroehlich6@gmail.com	2639 Boston St
410	Amelia	Marsden	mia7177@yahoo.com	3500 winding path ct
411	James	Lorgan	jameslorgan@gmail.com	210 soller point
	This is a beneficia to improving room and rate.			
412	Dimitri	Benner	dimadeats@gmail.com	Vorgartenstraße 110
413	Timur	Sabitov	tim7en@gmail.com	Ibn sino
414	Pradeep	Singh	psingh.family@gmail.com	901 N. Monroe St. #701
415	Dennis	Rosensteel	drosensteel@gmail.com	101 JOHN AVE
416	Robert	Mcphersoon	rlmcpherson90@gmail.com	128 n Milton ave
417	Jamie	Walker	jamiewalker.realtor@gmail.com	
418	Claire	Hanway	clairehanway@gmail.com	328 S Duncan St
419	Terrance	Brown	revtbrown@jhofi.com	802 E North Ave
	Airbnb host are putting a footprint on our communities. These regulations would affect host like me, who provide these services in urban neighborhoods. My AirBNB host exp			
420	Ondrej	Stepanek	dravecek@gmail.com	
421	Ruben	Aza	azaruben@gmail.com	2720 pulaski highway
422	Chad	Gallagher	chadgallagher2@gmail.com	1207 south clinton
	Airbnb is crucial to tourism to keep costs down!			
423	Jenna	Walters	nanozip1429@gmail.com	20 south Patterson park ave
424	Pedro	Hernandez	adenhernandez1024@gmail.com	3435ravenwood
	Pedrourbina			
425	Jillian	Lansey	jillycool7@aol.com	3039 eastern ave
426	Sue	Straumanis	straumulat@gmail.com	4 North Port
427	Egal	Gorse	oddmanout3000@yahoo.com	

#	First name	Last name	Email	Address
428	Joe	Schiavo	schiavo.joe@gmail.com	155 N. Third St
429	Janet	Kalter	janet.kalter@gmail.com	155 N. Third Street
430	Gretchen	Leslie	grit33@gmail.com	2901 Beverly Road
431	Mati	Pitkanen	matpitk@gmail.com	
432	Stephanie	Boarman	sboarman21@aol.com	2690 Vineyard Road
433	Gabrielle	Weaver	gcweaver91@yahoo.com	2690 Vineyard Road
434	Doris	Harrison	dhrnusuc@aol.com	3151 Euclid Ave
435	Craig	Harrison	craig413@msn.com	101 Sparks St
436	Lisa	Bostwick	21bostwick@sbcglobal.net	1049 Treat Ave
437	Avi	Cohen	chef6601@aol.com	2 Bellinger ct
438	Sherry	Cohen	sherryalyce@aol.com	2 Bellinger ct
439	Leslie	Passman	youngla66@gmail.com	7867 June Drive
440	Frank	Passman	fapassman@outlook.com	7867 June Drive
441	Philip	Gundlach	pgunlach@comcast.net	415 East Hamburg
442	Lois	Schwait	lschwait@gmai.com	2326 East Baltimore
443	Erin	Reinl	erin.reinl@gmail.com	239 S. Duncan St.
444	Joseph	Ackerman	jwackerm@gmail.com	239 S. Duncan St.
445	Carol	Hartke	raleraeers@yahoo.com	2334 East Baltimore
446	Alexis	Ellis	chicolex1014@yahoo.com	1321 light pines court
447	Patricia	Quigg-Lee	paq375@yahoo.com	15301 Beaverbrook Court
448	Tasha	Holland	tashaholland@gmail.com	450 North Patterson Park
449	Maurice	Aye	kingaye87@gmail.com	2323 e monument st
450	Hicham	Ridouane	hicham_balt@yahoo.com	
451	George	Petropoulos	george@gmail.com	1506 bundalk av 2122221
452	Alex	Pappas	alex@mail.com	1419 dansoi str
453	Antonios	Zarifis	antonios@gmail.com	415 dophlin street

#	First name	Last name	Email	Address
454	Kpokpa	Grovogui	kpokpag@gmail.com	2500 Winchester st
455	Charlie	Parks	charlieparks@yahoo.com	1212 Curley st
456	Robert	Yochem	ryochem@gmail.com	
	Please send me a copy of this petition.			
457	Brett	Veitch	veitch37@gmail.com	113 n streeper
458	Matthew	Christianson	matthewcc86@gmail.com	2404 Ken oak rd
459	Andrew	Munera	drew.munera@gmail.com	6925 gibson
460	Bernard	Kulp	kulpsterdaman@gmail.com	203 27th St
461	Alex	Constantine	a.constantine444@gmail.com	3142 fait ave
462	Sarah	Mott	sarah_mott_swims@yahoo.com	7 wyn court
	Save Airbnb			
463	Pat	Szwec	patszwec@gmail.com	611 s Potomac st
464	Jason	Jenkins	jason_jenkins3@hotmail.com	202 Grundy St
465	Marvin	Ingram	marvlingram@gmail.com	3039 Dillon Street

Johnson Jr., Samuel

From:	Patrick Campbell <patrick.campbell.dc@gmail.com>
Sent:	Monday, August 13, 2018 7:38 AM
To:	Middleton, Sharon
Cc:	Sneed, Shannon; Costello, Eric; City Council President; Bullock, John; Scott, Brandon; Stokes, Robert; Reisinger, Edward; Dorsey, Ryan; Johnson Jr., Samuel; Cohen, Zeke; Schleifer, Isaac; Henry, Bill (email); Clarke, Mary Pat; Burnett, Kristerfer; andrew.green@baltsun.com; jay.judge@baltsun.com; sam.davis@baltsun.com; Anne Tallent; trif.alatzas@baltsun.com; Yazdanyar, Sahand; Castagnola, Michael F.
Subject:	Quick Update on PAY the TAX, get the FACTS

Good Morning!

Please add this testimony to the legislative record as points to consider in the upcoming Worksession on September 13th.

We have been gathering a lot of information from constituents and the broader community. Our petition has 260 signatures but it's continuing to get support.

Here's a quick summary of issues to consider based on all the feedback so far:

1) There is some confusion about the recent COUNCIL BILL 18 - 0185 (rental properties) and STH rentals. Would this bill be duplicative of some aspects of the proposed COUNCIL BILL 18 - 0189?
Why not just have a slight modification of COUNCIL BILL 18 -0185 to indicate that the property is used for STH and more specifically Airbnb instead of having to enforce both or one or the other?

2) Other communities like Long Beach in California have chosen to do a more careful study of the issues that all constituencies are facing instead of having the Hotel Lobby influence a bill and have to withstand grass roots opposition. This is unfair for our community. We could pave a "blue ribbon" approach to this issue in Baltimore. Instead of having the constituency that is for the regulations conduct the research about what other cities are doing, we could have a more objective panel comprised of both individuals for and against the regulations to investigate and do case studies in cities similar to Baltimore. For example, we could look at Pittsburgh, Wilmington, Cleveland, Buffalo and other cities like that instead of San Francisco and New York.

3) We could have each district approach this issue based on their own constituency. This could be accomplished by a study period where each district could get neighborhood input on the issues facing neighbors and Airbnb hosted properties. In some cities who have grappled with an STH issue, they declared some residential areas as not permitting STH at all. We need to make sure our approach is personal, relevant, and local.

4) The current bill seems to have a carry-over aspect from communities that have a seasonal surge and thus the stipulation of a 60-day period where residents of a popular destination could leave their home and rent out to tourists for a peak season. For that reason, that aspect of COUNCIL BILL 18 -0185 does not seem appropriate for Baltimore at all, much less the individual districts across the city. Would you all agree? That might have been a slight oversight and why so many current Airbnb hosts were puzzled by this part of the bill and advocated for a 365 rental period. Some cities do 90 days, all depending on the seasonal uptake.

5) There have been several issues discussed about the reporting and supplying to authorities a registry of guest stays from both the Airbnb hosts and the platform itself. First, it might be a privacy issue, and second, it is another duplicate effort.

6) The idea of defining and enforcing the definition of a short-term rental as being anything from 30 days to 90 days is going to be hard to enforce and track, especially in the Airbnb platform. A host can for the most part comply with stays that go over the time period of 90 days but then end up with shorter stays because of one thing or another or a loophole could be started where a host accepts only long term stays but the guest and host work out a deal that does not comply with that but is hard to track.

7) Other jurisdictions have considered more lenient grace periods and grandfathering to mitigate issues that don't fit inside a tidy box. In other words, some Airbnb properties across Baltimore are doing well now, have no nuisance issues, and would be banned by the current legislation in place. Fixing one thing might break something unintended by these well run properties that are adding value to this city.

8) We need to be careful of the language we're using with each other and how this bill is being addressed. For example, this bill was introduced to us at the last hearing as addressing "Transient Hotels" in Baltimore. We have not identified to what extent this is occurring and what it can do is conjure up a very negative stereotype of boarding houses with drug addicts and prostitutes. I looked at our Bill compared to some other bills and specifically Long Beach. They never referred to the guests of Airbnb as "Transient." They used the term Transient occupancy Tax (Tot) but not for the guest themselves. I know that political correctness has gone out the window for some but our current bill uses the term "Transient Guest" fourteen times. That does not sound welcoming to me but that is just my opinion. I wonder what others think.

I'm sure we will find many more issues as we thoroughly study the issues. I've appreciated everyone's input but still need the support of Councilman Costello. I've tried to reach out to him in many different ways and have tried to take a "my bad" for thinking he hung up on me as I reported that to the Baltimore Sun. if anyone can contact him and try to bring us all to the table, that would be great.

Let's solve this issue together as a strong thriving community!!!

Recommendation:

PAY the TAX, get the FACTS - It's our slogan now and might be corny to some of you but why not have the Airbnb platform immediately start collecting the 9.5% tax across all Airbnb dwellings in the city while we get more information about how to address this concern? This would be a great windfall with for the city with very little disruption, overhead, and headaches. The good thing is that we all agree on this!!!!!!!!

As we consider alternatives, let's not rush to make a decision that does not fit. Just like the tax, we can come to consensus and implement the next phase based on our research.

Thanks for everyone's attention, encouragement, and any suggestions you have.

Please let me know.

I'm available by this email or phone at 410-245-3558

Patrick Campbell
2322 East Baltimore Street
Baltimore, MD 21224

410-245-3558

Johnson Jr., Samuel

From: Middleton, Sharon
Sent: Thursday, August 09, 2018 10:26 AM
To: Johnson Jr., Samuel
Subject: Fwd: Support Council Bill 18-0189 for regulations on commercial short-term rentals

Fyi

Sent from my Verizon, Samsung Galaxy smartphone

-------- Original message --------
From: Amy Longabaugh <longabamy@gmail.com>
Date: 8/6/18 3:20 PM (GMT-05:00)
To: "Middleton, Sharon" <Sharon.Middleton@baltimorecity.gov>
Subject: Support Council Bill 18-0189 for regulations on commercial short-term rentals

Dear Vice President Middleton,

I support Council Bill 18-0189 to regulate commercial short-term rental properties. I'm concerned that this growing trend of investors buying homes and operating as unlicensed hotels, often in violation of zoning laws and without any city tax or safety requirements, is reducing the availability of affordable housing stock and raising rents for residents in Baltimore City.

We are counting on the Baltimore City Council to pass legislation to promote true home-sharing while regulating commercial operators of short-term rentals that drive up rental prices and leave neighborhoods transient and less secure. Requiring commercial Airbnbs to pay the hotel tax will also generate $300,000 in new tax revenue for our city.

Please join other cities like San Francisco, Chicago and Montgomery County that have supported similar legislation to promote true home-sharing and regulate commercial short-term rentals. Please support Council Bill 18-0189.

Also, I am disabled and there is no ADA regulations for housing. Properties can list themselves as wheelchair accessible and no one checks compliance. In addition there is a shortage of accessible housing in the city and residents need the shelter more than tourists. Thank you.

Sincerely,

Amy Longabaugh
2910 Garrison Blvd Apt 5T
Baltimore, MD 21216
longabamy@gmail.com

August 9, 2018

From: Mark Thistel and Robyne Lyles
732-734 Pacific St.
Baltimore, MD 21211
410-366-7008
mark@freedomcar.net
robyne@freedomcar.net

To the Attention of Members of the Baltimore City Council

Re: Air BnB legislation/regulation

Dear Members of the Baltimore City Council,

We are owners of a small "bricks and mortar" business (FreedomCar) employing 52 persons, in business since 1991. For the past three years or so, our business has had to confront the advent of non-traditional, essentially unregulated competitors (Uber and Lyft) which offers the same services to market as we do at rates half or less what we are compelled to charge by our expenses as a regulated company. That puts us at a competitive disadvantage that, on paper at least, threatened our viability.

What we have found is that our company has benefitted from this competition. Rather than reducing our volume, or forcing down our prices, we have experienced volume increases each of the past three years and our rates are justified by the obvious differences in customer service, personal security, and amenities between FreedomCar and our unregulated competitors. Furthermore, the competition from cheaper competitors has forced us to "up our game" in terms of accessibility, responsiveness, and reliability, making us a better company than we were before. By virtue of their sheer market reach, capitalization, and marketing efforts, Uber and Lyft brought the concept of for-hire car service to a vastly larger number of people who might never have considered outsourcing the driving component of their lives, and once they did so the market started reconsidering traditional options. FreedomCar now has a smaller piece of a much larger market pie, and that is a much healthier place for us to be. Were someone to offer us a magic wand allowing us to rid the market of all unregulated competitors, we would politely but absolutely decline that option. The market is better served with a broad variety of carriers, and the carriers are better provided for by a larger market.

A year and a half ago my wife and I got an opportunity to purchase the house neighboring ours, and we were able to justify the purchase and substantial rehabilitation of this dilapidated property by the opportunity to market the property for short-term rental. This allows us to use the property personally when we need to (for visiting family, holiday purposes, etc), and rent it out when we don't.

Without this option, we could never have justified the purchase, and the historic, 200 year-old house would have remained in its dilapidated condition.

Our daughter is the inn-keeper, making sure the property is cleaned between uses, that our guests are greeted appropriately, and (in partnership with my wife) that problems are dealt with expeditiously. It's great experience for her, and a useful if small income.

So, we have perspective on the issue of how to successfully incorporate non-traditional businesses into a traditional business community and regulatory framework from both sides.

Our experience as business people tells us that traditional hotels have nothing to fear from this, thought that may not appear obvious to them at this point. On the other hand, both the hotel lobby and the City of Baltimore have a right and a duty to ensure as level a playing field as possible with protections afforded to guests through reasonable and prudent regulation and taxation.

All short-term rentals should be subjected to reasonable taxation. We're part of the community, we're profiting (reasonably) from our assets, and the governing municipality has a right to require that we pay into the system. Our guests have a right to reasonable protection, as afforded by appropriate insurance policies. Our neighbors have a right to protect themselves from absentee hosts renting out their houses to large parties staying for purposes at times inconsistent with the activities of their neighbors.

The solution to this problem lies not in making short-term rentals impossible, as would happen with limits of 60 or 180 days days a year. These are small businesses, and businesses need to be open year around in order to survive. We are not high-margin enterprises. The solution to this problem lies in reasonable regulation and taxation, we believe through a licensing program similar to what our chauffeured car service has. This will increase our costs and the complexity of running our businesses, but it will also protect our guests and our neighbors from unscrupulous practices, as it will traditional hotel competitors from an un-level business playing field.

If, however, you make it impossible for us to profitably operate, you will find that Baltimore's housing stock will be flooded with suddenly-unusable properties, the City will receive none of the tax benefit it otherwise would receive from short term rental owners, and property values will go down. Worse still, you will drive the short-term rental business underground, requiring burdensome enforcement measures on already over-burdened local law enforcement, that will ultimately prove ineffective, and everyone will lose. There is no upside to that scenario for anyone, including we strongly believe, the traditional hotel industry, which in our experience will ultimately benefit from the existence of a regulated short term rental industry. Certainly there is no upside for the City of Baltimore, nor its guests.

And goodness knows that the last thing Baltimore should be doing is discouraging out of town guests by limiting their market options.

We urge you to dismiss the shrill cries of both short term rental owners not wishing for any change, and hotel owners demanding that you turn back the hands of time in the interests of their not having to improve their accessibility to the market. Rather, pay attention to the reasonable middle ground and look for a solution that benefits the City, countless City property owners seeking to maintain an ability to remain here, visitors to our great city, and ultimately to the hotels themselves.

Baltimore City needs as many ambassadors as possible. It is perceived to be an unsafe city, an expensive city, a city in financial and social free-fall. Short term rental operators are of necessity positive ambassadors for the City, encouraging people to overlook their concerns and visit us anyway. Invariably our guests are glad that they came and grateful for the advice about why to come and what to do once they're here. Your bill would deprive the City of some of its most capable and invested ambassadors, at the very moment when we need all of them and more.

Robyne and I would be more than happy to discuss how to make that happen. Please feel free to reach out to us at any time.

Mark Thistel and Robyne Lyles

Johnson Jr., Samuel

From: Patrick Campbell <patrick.campbell.dc@gmail.com>
Sent: Friday, August 03, 2018 11:07 AM
To: Middleton, Sharon
Cc: Sneed, Shannon; Costello, Eric; City Council President; Bullock, John; Scott, Brandon; Stokes, Robert; Reisinger, Edward; Dorsey, Ryan; Johnson Jr., Samuel
Subject: Re: Short Term Housing Bill Update COUNCIL BILL 18-0189

Councilwoman Middleton,

Thanks for receipt of the record. Can you tell me when the working session is scheduled?

We're gathering signatures for a petition that we want to include as part of the record and would like to have as much time as possible up to the date that you plan on meeting.

Hopefully everyone is open to more information.

Please consider sustaining the idea that there are multiple constituencies very concerned about the bill including the Baltimore Host Coalition, the Department of Finance, our efforts, as well as all the voices across the city who have not thought that much about this bill or what will be the consequences.

I believe the DC bill is stalled for similar reasons.

Thanks!

PS. We have a new slogan now, "PAY the TAX, get the FACTS"

Please consider the following:

1) Pass the hotel tax immediately without the restrictions and have Airbnb collect and pay to Baltimore like they do in DC
2) Do more research before passing this bill with the data associated across the neighborhoods in Baltimore

Suggestions:

If the bill goes forward, let the current hosts who operate properties with no transient hotel complaints stay grandfathered in

If the bill goes forward, let the owners of real estate in distressed neighborhoods who are doing Airbnb get a waiver of the bill regulations

If the bill goes forward, designate a hotel density index for each district and if it reaches a certain high density index, then forbid STR for any unoccupied Airbnbs

On Thu, Aug 2, 2018 at 6:17 PM, Middleton, Sharon <Sharon.Middleton@baltimorecity.gov> wrote:
Good evening Ms. Campbell:

In receipt of this information and it will be added.

Thank you,
Sharon Middleton

Sent from my Verizon, Samsung Galaxy smartphone

-------- Original message --------
From: Patrick Campbell <patrick.campbell.dc@gmail.com>
Date: 8/2/18 5:11 PM (GMT-05:00)
To: "Middleton, Sharon" <Sharon.Middleton@baltimorecity.gov>
Cc: "Sneed, Shannon" <Shannon.Sneed@baltimorecity.gov>, "Costello, Eric" <Eric.Costello@baltimorecity.gov>, City Council President <City.CouncilPresident@baltimorecity.gov>, "Bullock, John" <John.Bullock@baltimorecity.gov>, "Scott, Brandon" <Brandon.Scott@baltimorecity.gov>, "Stokes, Robert" <Robert.Stokes@baltimorecity.gov>, "Reisinger, Edward" <Edward.Reisinger@baltimorecity.gov>, "Dorsey, Ryan" <Ryan.Dorsey@baltimorecity.gov>
Subject: Short Term Housing Bill Update COUNCIL BILL 18-0189

Hi Chairwoman Middleton,

I spoke at length about the STH Bill with Chief-of-Staff Michael Castagnola in District 1 and got a follow up email from Councilman Cohen.

I explained to them all the details that you aware of in terms of my efforts to date concerning COUNCIL BILL 18-0189. They know the good, the bad, and the ugly I'm sure.

Councilman Cohen assured me that your words at the hearing, "We're just getting started" should not be contested and that you are really listening and investigating this issue. I really thank you for that and continue to applaud your leadership in this matter as well as adding my testimony to the notes on this bill.

Both the Chief-of-Staff Michael Castagnola and Councilman Cohen assured me that both Councilman Costello and Council President Young could easily whip up the votes needed to pass this bill unless there was a fairly large constituency that opposes it. It will come down to the committee members as part of this email cc list. It just needs to pass by a simple majority. I truly do hope that you all think very deeply about this bill and the results it will have on the city.

A lot of people **do oppose the bill** when they hear the negative stories portrayed in **New York City, San Francisco, New Orleans, Chicago,** and other places that are very different to the many of the neighborhoods in Baltimore.

However, we have very little local data that warrants a similar approach as they have done in these cities. There is a lack of data driving this decision.

I've asked for the data a number of times from various places and specifically asked Councilman Cohen for this data. Councilman Cohen, please correct me if I'm wrong, you told me on a phone call that you would not be identifying any nuisance properties as part of your analysis. There is very little evidence of nuisance properties in Baltimore other than a few anecdotal stories like the one we heard at the hearing occurring in Federal hill with the family and young children. After investigating that story, the issue was resolved and without any help from the regulations on the table. They were solved locally and relevant to that district. This should be the preferred and promoted way of handling neighbor issues like noise. Other issues of crime, theft,

drugs, etc. are just not a part of this discussion. It's just the neighborly nuisance. Sometimes the term "transient hotels' conjures up a very negative notion that is conflagrating this issue.

Airbnb is a self-regulating system of housing. No hosts or guests who are behaving badly will last long. They might even be addressed before the motions of a bureaucratic process take place with regulations. The safest neighborhoods in any city are ones that promote neighborliness, not controls by policing and other local government efforts. Check the studies on this. It's fascinating and worth considering how when we promote neighborliness instead of hostility and reporting on each other for violations of codes, we have better results. If someone puts trash in your yard, address them first instead of calling the cops.

Ok, enough waxing on about that. There are other key issues such as a displaced housing supply for long-term tenants as well as competition against hotels mainly in the Inner Harbor / Federal Hill but neither of those issues are citywide. There is no evidence to support that either, that is, that the issue is citywide. In fact some neighborhoods have improved as Airbnb hosts have either moved in or created a nice place for interns and other short term stays.

Here's my disclaimer:

I have a primary property is in Patterson Park as a hosted Airbnb and I have three other properties across Mt. Vernon and Union Square, represented by Councilmen Stokes and Bullock that are "host-free" Airbnbs.

Based on all the feedback I've gotten since the hearing, we simply want to make sure that we as stewards of this great city of Baltimore do more research before passing a set of regulations that do not apply to our current situation.

Action Steps to find out more information:

1. Noise Complaints: (I could not add an attachment to this so I have pasted the 455 rows below)
   This report of citywide data from the period Jan 1, 2017 until now that shows all 911/311 calls that were made based on noise complaints in neighborhoods across our city. They are group based on specific addresses. It is quite easy to discern from a simple analysis of looking at the grouped calls and addresses to realize that the complaints were not related to nuisance Airbnb properties. There are 455 calls recorded and this information is available to anyone on this site: https://data.baltimorecity.gov/
   It's a really nicely transparent way of finding out all things Baltimore City. Kudos to whomever championed that project.

2. We've put up a Facebook page and started posting discussions in neighborhoods including Union Square, Mt Vernon, and Canton:
   Most of the feedback has been in favor of doing more research before passing the bill but beginning with the hotel tax administered by Airbnb.
   Have a look at the threads if you have access to these neighborhood pages but happy to summarize all the comments if you need.
   To be clear, there was some opposition to this approach but when asked for data to support their opinion, very little evidence was put forth.

3. The following petition has been started and we will canvass this weekend for more signatures:
   https://www.gopetition.com/petitions/vote-no-on-short-term-housing-bill.html

4. Here's an example post of this petition on Facebook, it has also been shared on LinkedIn and Nextdoor:

Our local government has been urged by an influential Hotel Lobby to compare Baltimore to large metropolitan areas like New York City, San Francisco, and Chicago and pass sweeping regulations on short-term rentals.

They have not studied the impact of the specific issues with Airbnb housing in Baltimore. The bill will regulate the rentals across the city without any study of the impact to small businesses, neighborhoods, families, visitors, interns, tourists, and employees.

The consequences could be devastating with unintended consequences that will negatively impact a number of delicate neighborhoods on the rise now. We're not New York, we're not San Francisco. They did not even consider comparing us to DC as another neighborhood-like urban area.

Let's do more study before passing such a bill and in the meantime, have Airbnb collect a hotel tax for the guests, just like the hotels do now to bring more revenue into the city with very little municipal overhead.

Here's the petition, please sign and share. This is urgent, as the council has a planning meeting coming up next week or soon after.
https://www.gopetition.com/petitions/vote-no-on-short-term-housing-bill.html

5. We will be canvassing particularly in the Federal Hill district this weekend for more signatures.

Please let me know any questions or concerns you have and happy to discuss whatever ways we can improve our city or this process.

Thanks!
Patrick Campbell
410-245-3558

Please consider the following:

1) Pass the hotel tax immediately without the restrictions
2) Do more research before passing a bill that will have grave, unintended consequence for hosts like me

Suggestions:

If the bill goes forward, can the current hosts who operate properties with no transient hotel complaints stay grandfathered in?

If the bill goes forward, can the owners of real estate in distressed neighborhoods who are doing Airbnb get a waiver of the bill regulations?

If the bill goes forward, can we designate a hotel density index for each district and if it reaches a certain high density index, then forbid STR for any unoccupied Airbnb?

Noise Complaint Data:

recordId	callDateTime	priority	district	description
3304131	1/1/17 4:39	Low	NE	LOUD NOISE

3306469	1/2/17 23:50	Low	NE	NOISE DISTURB
3314678	1/8/17 13:23	Low	CD	LOUD NOISE
3316421	1/13/17 1:23	Low	NW	NOISE COMPLIANTY
3314423	1/14/17 20:02	Low	ND	NOISE COMPLAINT
821890	1/18/17 19:27	Low	CD	NOISE COMPLAINT
3314427	1/25/17 5:29	Low	ND	LOUD NOISE
3321232	1/28/17 7:23	Non-Emergency	SW	LOUD NOISE
3321407	1/28/17 22:56	Non-Emergency	SE	LOUD NOISE
3323217	1/29/17 5:50	Low	CD	NOISE DISTURBANC
1561620	1/31/17 17:29	Low	NE	NOISE COMPLAINT
3327965	2/3/17 0:04	Low	NE	NOISE
3333337	2/3/17 9:27	Non-Emergency	SD	LOUD NOISE
3336355	2/4/17 18:50	Low	SW	LOUD NOISES
3335981	2/6/17 19:09	Non-Emergency	NE	LOUD NOISE
3336018	2/7/17 4:13	Non-Emergency	NE	LOUD NOISE
3336226	2/7/17 20:50	Low	NW	NOISE COMPLAINT
3343917	2/7/17 22:25	Non-Emergency	NW	LOUD NOISE
3344665	2/8/17 16:53	Non-Emergency	SE	LOUD NOISE
3347360	2/9/17 11:12	Low	SW	NOISE COMPLIANT
3349344	2/9/17 19:44	Low	ND	NOISE COMPLAINT
3349310	2/10/17 1:22	Medium	ND	NOISE COMPLAINT
3349660	2/11/17 21:18	Low	ND	NOISE DISTURB
3352035	2/14/17 10:23	Low	CD	NOISE COMPLIANT
3354685	2/16/17 20:18	Medium	NW	NOISE DISTURBANC
3357526	2/20/17 5:50	Non-Emergency	NE	LOUD MUSIC/NOISE
3357625	2/21/17 18:29	Non-Emergency	NE	LOUD NOISE
3367718	2/22/17 1:14	Low	SD	NOISE DISTURB
3364443	2/22/17 2:44	Non-Emergency	SE	LOUD NOISE
3384823	2/22/17 14:36	Low	ED	NOISE DISTURBAN
3384947	2/22/17 21:50	Non-Emergency	ED	LOUD MUSIC/NOISE
3370337	2/28/17 22:04	Non-Emergency	NW	LOUD MUSIC/NOISE
3370393	3/1/17 11:21	Non-Emergency	SE	LOUD NOISE
3373030	3/1/17 19:26	Low	SW	NOISE DISTURBANC
3373378	3/5/17 0:23	Low	NE	NOISE
3375661	3/5/17 2:39	Non-Emergency	CD	LOUD MUSIC/NOISE
3378497	3/6/17 20:52	Medium	NE	NOISE COMPLAINT
3381518	3/7/17 19:05	Medium	ND	NOISE COMPLAINT
3381617	3/7/17 19:16	Non-Emergency	NE	LOUD NOISE
3381985	3/7/17 19:54	Low	ND	NOISE COMPLAINT
3389446	3/7/17 21:21	Low	WD	NOISE COMPLIANT
3437552	3/7/17 23:36	Low	SE	LOUD NOISE
3392006	3/8/17 17:32	Low	ND	LOUD NOISE

295847	3/8/17 22:32	Low	ND	NOISE DISTURBANC
3399494	3/12/17 20:42	Non-Emergency	WD	LOUD NOISE
922246	3/14/17 20:05	Low	SE	NOISE DISTURBANC
939263	3/17/17 20:40	Low	SE	NOISE DISTURBANC
1325104	3/19/17 4:23	Low	ND	NOISE DISTURBANC
1639040	3/19/17 13:35	Low	CD	NOISE DISTURBANC
1836249	3/19/17 19:22	Low	SE	NOISE DISTURBANC
3403261	3/19/17 23:14	Low	SW	NOISE DISTURBANC
2337605	3/20/17 21:24	Low	NW	NOISE DISTURBANC
2533697	3/20/17 23:45	Low	SD	NOISE DISTRUBANC
2931648	3/21/17 21:39	Low	SE	NOISE DISTURBANC
3434442	3/22/17 5:48	Non-Emergency	SE	LOUD NOISE
3438086	3/22/17 15:25	Non-Emergency	NW	LOUD MUSIC/NOISE
3408522	3/22/17 19:35	Medium	NE	NOISE DISTURBANC
1963548	3/23/17 20:36	Non-Emergency	SW	LOUD NOISE
1966723	3/26/17 21:41	Non-Emergency	ND	LOUD NOISE
2035902	3/26/17 22:17	Non-Emergency	NW	LOUD NOISE
2110081	3/30/17 20:33	Non-Emergency	SD	LOUD NOISE
2223421	4/2/17 22:58	Non-Emergency	ED	LOUD NOISE
2225631	4/5/17 20:47	Non-Emergency	SW	LOUD NOISE
2228970	4/5/17 21:16	Non-Emergency	ND	LOUD NOISE
2377134	4/6/17 19:50	Non-Emergency	CD	LOUD NOISE
2377217	4/8/17 17:44	Non-Emergency	ND	LOUD NOISE
2396858	4/8/17 22:26	Non-Emergency	NE	LOUD NOISE
2419742	4/8/17 23:08	Non-Emergency	NW	LOUD NOISE
2625157	4/9/17 2:01	Non-Emergency	SD	LOUD NOISE
2631764	4/11/17 1:52	Non-Emergency	SD	LOUD NOISE
2690306	4/11/17 22:20	Non-Emergency	CD	LOUD NOISE
2710192	4/12/17 17:47	Non-Emergency	SD	LOUD NOISE
2750188	4/13/17 20:08	Non-Emergency	ND	LOUD NOISE
2763829	4/15/17 22:03	Non-Emergency	SE	LOUD NOISE
3425614	4/15/17 23:22	Non-Emergency	SW	LOUD NOISE
3422828	4/16/17 12:07	Low	ND	LOUD NOISE
2833004	4/17/17 14:58	Non-Emergency	SD	LOUD NOISE
2846446	4/18/17 0:19	Non-Emergency	SW	LOUD NOISE
3425841	4/18/17 16:56	Non-Emergency	WD	LOUD MUSIC/NOISE
2913402	4/20/17 14:35	Non-Emergency	NE	LOUD NOISE
2919186	4/21/17 2:30	Non-Emergency	SW	LOUD NOISE
3420870	4/21/17 5:37	Low	SE	NOISE DISTURBANC
2962445	4/21/17 6:00	Non-Emergency	CD	LOUD NOISE
2962584	4/21/17 19:59	Non-Emergency	CD	LOUD NOISE
2970574	4/23/17 21:46	Non-Emergency	CD	LOUD NOISE

3005978	4/26/17 23:40	Non-Emergency	CD	LOUD NOISE
3005894	4/27/17 1:38	Non-Emergency	SE	LOUD NOISE
3420791	4/27/17 3:25	Low	SE	NOISE DISTURBANC
3024291	4/27/17 3:34	Non-Emergency	SE	LOUD NOISE
3419720	4/27/17 15:20	Non-Emergency	WD	LOUD NOISE
3093732	4/27/17 21:10	Non-Emergency	ED	LOUD NOISE
3117110	4/27/17 22:32	Non-Emergency	SE	LOUD NOISE
486185	4/30/17 11:33	Low	NE	NOISE ORDINANCE
3427525	5/1/17 20:22	Non-Emergency	SE	LOUD NOISE
3431146	5/2/17 5:06	Non-Emergency	SE	NOISE
102307	5/4/17 21:30	Low	SE	*NOISE DISTURBAN
2828132	5/4/17 22:04	Low	ND	NOISE
201361	5/4/17 23:41	Non-Emergency	ND	LOUD NOISE
201044	5/7/17 22:52	Non-Emergency	NE	LOUD NOISE
218629	5/12/17 0:20	Low	SE	NOISE COMPLAINT
243886	5/13/17 14:11	Low	SW	NOISE COMPLAINT
288173	5/18/17 10:08	Low	SE	NOISE COMPLAINT
322353	5/21/17 20:19	Low	ND	NOISE COMPLAINT
365660	5/25/17 23:24	Low	NE	NOISE DISTURBANC
405225	5/26/17 0:41	Low	ND	NOISE COMPLAINT
454290	5/26/17 17:18	Non-Emergency	ND	LOUD NOISE
713516	5/27/17 4:42	Low	NE	NOISE COMPLAINT
744632	5/27/17 18:09	Low	NE	NOISE COMPLAINT
843893	5/28/17 11:56	Low	SD	NOISE COMPLIANT
861076	5/28/17 16:16	Low	SE	NOISE COMPLAINT
885475	5/29/17 6:01	Low	SE	NOISE COMPLAINT
903266	5/29/17 10:53	Low	NW	NOISE COMPLAINT
922408	6/1/17 23:49	Low	ND	NOISE COMPLAINT
921315	6/3/17 0:42	Low	NE	NOISE COMPLAINT
964620	6/4/17 1:16	Low	ED	NOISE COMPLAINT
981577	6/4/17 19:13	Low	ED	NOISE COMPLAINT
982105	6/4/17 22:35	Low	ED	NOISE COMPLAINT
1021169	6/8/17 5:53	Low	NE	NOISE COMPLAINT
1083600	6/9/17 17:48	Low	SD	NOISE COMPLAINT
1036648	6/10/17 19:41	Low	WD	NOISE COMPLAINT
1405907	6/12/17 20:46	Low	ND	NOISE COMPLAINT
1497822	6/12/17 21:58	Low	WD	NOISE COMPLAINT
1810989	6/13/17 18:25	Low	SE	NOISE COMPLAINT
1875225	6/17/17 23:02	Low	NE	NOISE COMPLAINT
1894393	6/20/17 23:29	Low	ND	NOISE DISTURBANC
1940868	6/22/17 14:15	Low	NE	NOISE COMPLAINT
1923450	6/23/17 20:35	Low	NW	NOISE COMPLAINT

1977668	6/26/17 20:58	Low	NW	NOISE COMPLAINT
1980024	6/28/17 1:48	Low	NE	NOISE COMPLAINT
1977557	6/28/17 17:34	Low	NE	NOISE COMPLAINT
2023823	6/29/17 19:34	Low	SE	NOISE COMPLAINT
2050415	6/30/17 20:42	Low	SE	STRANGE NOISES
2082972	6/30/17 23:22	Low	SE	NOISE COMPLAINT
2101216	7/1/17 3:19	Low	ND	NOISE COMPLAINT
2119250	7/2/17 4:41	Low	SD	NOISE DISTURBANC
2215314	7/6/17 19:32	Low	WD	NOISE COMP
2220438	7/10/17 4:04	Low	ED	NOISE COMPLAINT
2261424	7/10/17 19:02	Low	CD	NOISE COMPLAINT
2300139	7/11/17 9:54	Low	ND	NOISE COMPLAINT
2325218	7/17/17 23:14	Low	WD	NOISE COMPLAINT
2329426	7/20/17 19:56	Low	SE	NOISE COMPLAINT
2349634	7/22/17 20:09	Low	ED	NOISE COMPLAINT
2349523	7/23/17 2:27	Low	SW	NOISE COMPLAINT
2385708	7/25/17 23:14	Low	NE	NOISE COMPLAINT
2385585	7/26/17 19:49	Low	WD	NOISE COMPLAINT
2406809	7/26/17 21:08	Low	ND	NOISE COMPLAINT
2462761	7/27/17 0:51	Low	ND	NOISE COMPLAINT
2552833	7/27/17 18:07	Low	NW	NOISE COMPLAINT
2610969	7/29/17 15:17	Low	NE	NOISE COMPLAINT
2824224	7/30/17 0:29	Low	ND	NOISE COMPLAINT
2860204	7/30/17 1:13	Low	WD	NOISE COMPLAINT
2891453	7/30/17 2:02	Low	NW	NOISE COMPLAINT
2908594	7/31/17 2:00	Medium	WD	STRANGE NOISES
2951724	8/1/17 8:59	Low	ND	NOISE COMPLIANT
3042966	8/2/17 17:34	Low	NW	NOISE COMPLAINT
3032146	8/5/17 12:38	Low	NW	NOISE COMPLAINT
3075160	8/6/17 0:31	Low	ED	NOISE COMPLAINT
3157173	8/8/17 22:13	Low	CD	NOISE COMPLAINT
3205664	8/10/17 21:32	Non-Emergency	SE	LOUD NOISE
277473	8/10/17 21:54	Non-Emergency	CD	LOUD NOISE
301709	8/11/17 21:48	Non-Emergency	ED	LOUD NOISE
280340	8/13/17 1:23	Low	SE	NOISE IN BASEMEN
337822	8/13/17 1:34	Non-Emergency	ED	LOUD NOISE
661828	8/15/17 2:54	Low	SD	NOISE COMPLAINT
742430	8/15/17 19:56	Low	ND	NOISE COMPLAINT
751559	8/16/17 20:44	Low	SD	NOISE COMPLAINT
755355	8/17/17 21:34	Low	NW	NOISE COMPLAINT
785287	8/17/17 22:06	Low	CD	NOISE COMPLAINT
803921	8/19/17 14:21	Low	SD	NOISE COMPLIANT

807069	8/20/17 23:25	Low	ND	NOISE COMPLAINT
803791	8/21/17 4:34	Low	SD	NOISE COMPLAINT
847660	8/23/17 17:43	Low	NE	NOISE COMPLAINT
924298	8/24/17 0:47	Low	NE	NOISE COMPLAINT
904731	8/25/17 2:36	Low	SE	LOUD NOISE
935659	8/25/17 3:09	Low	SE	LOUD NOISE
959681	8/28/17 8:16	Low	SE	NOISE COMPLAINT
977543	8/29/17 2:52	Low	NW	NOISE COMPLAINT
994148	8/31/17 6:34	Low	SD	NOISE COMPLAINT
1028005	9/1/17 5:34	Low	SW	NOISE COMPLAINT
1122153	9/3/17 1:24	Low	ND	NOISE COMPLAINT
1140461	9/3/17 2:46	Low	NW	NOISE COMP
1127679	9/4/17 3:09	Low	SW	NOISE COMPLAINT
1227584	9/4/17 23:08	Low	ND	NOISE COMPLIANT
1270468	9/6/17 17:33	Low	NE	NOISE COMPLAINT
1285196	9/7/17 18:12	Low	CD	NOISE COMPLAINT
1285402	9/7/17 19:43	Low	NE	NOISE COMPLAINT
1377630	9/8/17 5:11	Low	SE	NOISE COMPLAINT
1383999	9/8/17 6:53	Low	SD	NOISE COMPLAINT
1423433	9/8/17 14:37	Low	ND	NOISE COMPLIANT
1418032	9/9/17 20:35	Low	NE	NOISE COMPLAINT
1459260	9/9/17 21:04	Low	NW	NOISE COMPLAINT
1515029	9/9/17 21:07	Low	NE	LOUD NOISE
1537243	9/14/17 20:24	Low	NE	NOISE COMPLIANT
1564759	9/19/17 20:32	Low	ED	NOISE COMPLAINT
1564605	9/19/17 21:39	Low	SW	NOISE COMPLAINT
1574192	9/20/17 0:59	Low	WD	NOISE COMPLIANT
1598252	9/24/17 0:59	Low	ND	NOISE COMPLIANT
1613001	9/24/17 1:03	Low	NE	NOISE COMPLIANT
1673038	9/27/17 14:26	Low	SD	NOISE COMPLIANT
1790403	9/27/17 19:08	Low	NE	NOISE COMPLIANT
1790605	9/27/17 22:17	Low	SD	NOISE COMPLAINT
1808080	9/30/17 21:22	Low	ED	NOISE COMPLIANT
1815023	9/30/17 21:54	Low	WD	NOISE COMPLIANT
1835632	10/6/17 18:20	Low	ND	NOISE COMPLAINT
1853431	10/7/17 0:45	Low	ND	NOISE COMPLAINT
1890064	10/7/17 4:08	Low	ND	NOISE COMPLAINT
1895860	10/8/17 19:13	Low	SE	NOISE COMPLIANT
1926847	10/10/17 19:23	Low	SW	NOISE COMPLIANT
2041824	10/10/17 20:54	Low	ND	NOISE COMPLAINT
2091141	10/11/17 18:55	Low	WD	NOISE COMPLAINT
2075325	10/13/17 23:40	Low	ED	NOISE COMPLAINT

2110178	10/14/17 3:13	Low	ED	NOISE COMPLAINT
2152126	10/14/17 23:49	Low	SD	NOISE COMPLAINT
2300690	10/15/17 0:04	Low	NE	NOISE COMPLIANT
2335759	10/15/17 13:37	Non-Emergency	SW	NOISE DESTURBANC
2421619	10/15/17 19:09	Low	ED	NOISE COMPLAINT
2482315	10/22/17 20:37	Low	NW	NOISE COMPLIANT
2524273	10/23/17 0:57	Low	ND	NOISE COMPLAINT
2550966	10/23/17 21:01	Low	CD	NOISE COMPLAINT
2593452	10/26/17 20:56	Low	SD	NOISE COMPLIANT
2602294	10/26/17 21:59	Low	SE	NOISE COMPLIANT
2632750	10/26/17 22:46	Low	WD	NOISE COMPLAINT
2632249	10/29/17 0:32	Low	SE	NOISE COMPLIANT
2681881	10/29/17 7:08	Non-Emergency	NE	LOUD NOISE
2708160	10/29/17 21:42	Low	SE	NOISE COMPLIANT
2716859	10/30/17 19:24	Low	WD	NOISE COMPLAINT
2761738	11/2/17 18:17	Low	NW	NOISE COMPLAINT
2744617	11/2/17 21:31	Low	NE	NOISE COMPLAINT
2787399	11/3/17 22:13	Low	NE	NOISE COMPLAINT
2790489	11/4/17 18:52	Low	NE	NOISE COMPLAINT
2819931	11/5/17 16:58	Low	SE	NOISE COMPLAINT
2815242	11/9/17 22:57	Low	NE	NOISE COMPLAINT
2872148	11/12/17 14:05	Low	NW	NOISE COMPLAINT
2908903	11/12/17 14:42	Low	CD	NOISE COMPLAINT
2930464	11/12/17 21:18	Low	SE	NOISE COMPLAINT
2928005	11/18/17 18:04	Low	SE	NOISE COMPLIANT
2962688	11/18/17 21:01	Low	SD	NOISE COMPLAINT
2968458	11/19/17 18:53	Low	SW	NOISE COMPLAINT
2984270	11/22/17 21:04	Low	SD	NOISE COMPLAINT
3034295	11/22/17 22:00	Low	SD	NOISE COMPLAINT
3032257	11/24/17 0:03	Non-Emergency	SW	LOUD NOISE
3086492	11/25/17 17:44	Low	NW	NOISE COMPLAINT
3077703	11/27/17 18:58	Low	WD	NOISE COMPLAINT
3108813	11/28/17 6:01	Low	SD	NOISE COMPLIANT
3089237	11/28/17 21:12	Low	SW	NOISE COMPLAINT
3108894	12/1/17 2:36	Low	NE	NOISE COMPLAINT
3153011	12/1/17 2:48	Low	NW	NOISE COMPLIANT
3155659	12/2/17 13:51	Low	NE	NOISE COMPLAINT
3184051	12/3/17 10:47	Low	SE	NOISE COMPLIANT
3170872	12/4/17 19:11	Low	NE	NOISE COMPLIANT
400740	12/7/17 1:32	Low	NE	NOISE COMPLAINT
407035	12/8/17 22:30	Low	SW	NOISE COMPLAINT
425042	12/10/17 21:58	Low	ND	NOISE COMPLAINT

457457	12/11/17 22:56	Low	CD	NOISE COMPLAINT
574053	12/15/17 14:43	Non-Emergency	CD	LOUD NOISE
714574	12/16/17 15:36	Medium	NW	NOISE COMPLAINT
847764	12/16/17 22:47	Low	SE	NOISE COMPLAINT
904468	12/18/17 20:50	Low	SE	NOISE COMPLAINT
1483956	12/24/17 20:51	Low	SD	NOISE COMPLAINT
1618658	12/25/17 0:08	Low	NE	NOISE COMPLAINT
1708216	12/25/17 1:13	Low	SW	NOISE COMPLAINT
2981355	12/27/17 13:06	Low	ND	NOISE COMPLAINT
3193343	12/28/17 21:03	Medium	NE	NOISE COMPLAINT
218188	12/28/17 21:57	Non-Emergency	SD	LOUD NOISE
238846	12/29/17 16:19	Non-Emergency	NE	LOUD NOISE
271793	12/30/17 7:54	Low	CD	NOISE COMPLAINT
388898	1/4/18 0:44	Low	WD	NOISE COMPLAINT
692704	1/7/18 5:25	Non-Emergency	NW	LOUD NOISE
733019	1/13/18 0:16	Low	ND	NOISE COMPLAINT
733070	1/13/18 1:45	Low	SE	NOISE COMPLAINT
791321	1/13/18 6:11	Low	WD	NOISE COMPLAINT
2076006	1/14/18 2:22	Low	ND	NOISE COMPLAINT
2471007	1/14/18 18:52	Non-Emergency	ND	LOUD NOISE
2527966	1/16/18 4:39	Non-Emergency	SD	LOUD NOISE
371680	1/20/18 3:36	Low	SE	BANGING NOISES
690343	1/21/18 22:49	Non-Emergency	SW	LOUD NOISE
1336932	1/24/18 23:14	Low	ND	NOISE COMPLAINT
1853927	1/24/18 23:39	Low	WD	NOISE DISTURBANC
1950894	1/25/18 23:36	Low	ND	NOISE COMPLAINT
2264748	1/26/18 0:47	Low	NW	NOISE COMPLAINT
2282417	1/26/18 21:02	Low	SD	NOISE COMPLAINT
2407953	1/28/18 3:58	Low	SD	NOISE COMPLAINT
2486427	1/28/18 11:11	Low	NE	NOISE COMPLAINT
2662270	1/30/18 1:06	Low	ED	NOISE COMPLAINT
2774440	1/30/18 2:26	Low	CD	NOISE COMPLAINT
2968968	2/1/18 15:56	Low	SD	NOISE COMPLAINT
3130900	2/2/18 2:12	Low	NE	NOISE DISTURB
3153440	2/2/18 2:23	Low	SE	NOISE DISTURB
3138128	2/2/18 5:05	Low	NW	NOISE DISTURB
3197590	2/6/18 21:02	Low	ND	NOISE DISTURBANC
3192897	2/7/18 17:57	Low	NW	LOUD NOISE
3187118	2/7/18 18:30	Low	NE	NOISE DISTURB
274493	2/7/18 21:05	Non-Emergency	NW	LOUD NOISE
922487	2/8/18 22:52	Low	ND	NOISE COMPLAINT
1440524	2/11/18 14:47	Low	NW	NOISE COMPLAINT

1924989	2/11/18 15:51	Low	NE	NOISE DISTURBANC
1983176	2/14/18 1:43	Low	NE	NOISE COMP
2292906	2/15/18 22:35	Non-Emergency	SD	LOUD NOISE
2293153	2/19/18 23:04	Non-Emergency	NE	LOUD NOISE
2553396	2/20/18 23:09	Non-Emergency	SD	LOUD NOISE
2722898	2/22/18 20:58	Low	WD	LOUD NOISE
256247	2/26/18 18:30	Non-Emergency	ED	LOUD NOISE
451386	2/27/18 2:37	Non-Emergency	ED	LOUD NOISE
1407800	3/1/18 0:38	Low	ND	NOISE COMPLAINT
1449417	3/2/18 0:19	Low	ND	NOISE COMPLAINT
2716951	3/3/18 3:02	Non-Emergency	NE	LOUD NOISE
2827196	3/4/18 3:33	Low	ND	NOISE COMPLANT
192324	3/7/18 22:39	Non-Emergency	SW	LOUD NOISE
504845	3/8/18 23:01	Non-Emergency	SD	LOUD NOISE
911418	3/8/18 23:28	Low	ND	NOISE COMPLAINT
1145720	3/11/18 3:56	Non-Emergency	SD	NOISE COMPLAINT
1287013	3/13/18 0:22	Medium	NE	NOISE
1832389	3/14/18 0:19	Non-Emergency	ND	LOUD MUSIC/NOISE
2438503	3/14/18 4:18	Non-Emergency	ND	LOUD NOISE
2438499	3/15/18 4:08	Non-Emergency	ND	LOUD NOISE
235370	3/18/18 2:37	Non-Emergency	SE	LOUD NOISE
238824	3/18/18 2:45	Non-Emergency	SE	LOUD NOISE
265807	3/18/18 8:41	Low	SD	NOISE COMPLAINT
295146	3/18/18 22:57	Non-Emergency	NE	LOUD NOISE
427596	3/20/18 23:13	Non-Emergency	ND	LOUD NOISE
511361	3/21/18 1:26	Non-Emergency	CD	LOUD NOISE
946535	3/22/18 2:42	Low	ND	NOISE COMPLIANT
1283421	3/23/18 21:37	Non-Emergency	SD	LOUD MUSIC/NOISE
1387413	3/26/18 20:51	Non-Emergency	WD	LOUD NOISE
2256896	3/27/18 21:16	Non-Emergency	NE	LOUD NOISE
2704908	3/27/18 21:57	Non-Emergency	SE	LOUD NOISE
2696940	3/27/18 23:35	Non-Emergency	SE	LOUD NOISE
232548	3/28/18 0:46	Non-Emergency	SW	LOUD NOISE
444952	3/30/18 18:16	Non-Emergency	NE	LOUD NOISE
658800	3/30/18 23:44	Non-Emergency	SE	LOUD NOISE
1960437	4/1/18 0:37	Low	SE	NOISE COMPLAINT
2412507	4/1/18 22:25	Non-Emergency	SW	LOUD NOISE
2330706	4/1/18 22:37	Non-Emergency	SD	LOUD NOISE
3153170	4/2/18 3:10	Low	NW	NOISE COMPLAINT
3160278	4/3/18 0:40	Low	NW	NOISE COMPLAINT
3184124	4/4/18 0:46	Low	NW	NOISE COMPLAINT
3175543	4/5/18 1:38	Low	NW	NOISE COMPLAINT

3197655	4/5/18 4:10	Low	NE	NOISE COMPLAINT
260047	4/7/18 15:36	Non-Emergency	SE	LOUD NOISE
260188	4/8/18 23:00	Non-Emergency	NW	LOUD NOISE
406232	4/10/18 1:09	Non-Emergency	NW	LOUD NOISE
406192	4/10/18 2:05	Non-Emergency	NW	LOUD NOISE
432982	4/11/18 0:42	Non-Emergency	NW	LOUD NOISE
571051	4/11/18 7:43	Non-Emergency	NW	;OUD NOISE
611415	4/11/18 23:34	Non-Emergency	NE	LOUD NOISE
665001	4/12/18 22:27	Non-Emergency	SE	LOUD NOISE
713567	4/13/18 22:17	Low	NE	NOISE COMPLAINT
877970	4/13/18 23:00	Low	NW	NOISE
2096121	4/14/18 1:07	Low	ND	NOISE DISTURB
204095	4/15/18 0:05	Non-Emergency	SE	LOUD NOISE
201395	4/15/18 1:12	Low	ND	LOUD NOISE
232674	4/16/18 22:35	Low	SW	NOISE COMPLAINT
229698	4/17/18 22:20	Low	ND	LOUD NOISE
260142	4/20/18 17:49	Low	WD	NOISE COMPLAINTS
268704	4/22/18 1:09	Low	ED	NOISE COMPLAINT
268609	4/23/18 23:24	Low	NE	NOISE COMPLAINT
268475	4/27/18 21:07	Low	NW	NOISE COMPLAINT
492515	4/28/18 7:50	Non-Emergency	ND	LOUD NOISE
726749	4/28/18 8:53	Low	ED	INVESIGATE NOISE
870775	4/28/18 22:32	Low	NW	NOISE COMPLAINT
964384	4/29/18 23:57	Low	ED	LOUD NOISE
956373	4/30/18 4:26	Low	CD	NOISE COMPLAINT
2281345	4/30/18 18:54	Low	CD	NOISE COMPLAINT
1895408	5/1/18 21:40	Non-Emergency	SE	LOUD NOISE
1894580	5/2/18 23:44	Non-Emergency	ND	LOUD NOISE
1957214	5/3/18 22:22	Low	CD	NOISE
2932477	5/4/18 4:13	Low	NE	NOISE
3440902	5/5/18 0:05	Low	NW	LOUD NOISE
3446551	5/7/18 5:12	Non-Emergency	SE	LOUD NOISE
3449342	5/7/18 21:34	Low	NE	NOISE DISTURBANC
3451873	5/8/18 2:23	Non-Emergency	CD	LOUD NOISE
3448834	5/8/18 19:17	Non-Emergency	NW	LOUD NOISE
3451473	5/8/18 21:34	Low	SE	LOUD NOISE
3464326	5/10/18 21:43	Low	WD	NOISE DISTURBANC
3458216	5/10/18 23:13	Low	SD	NOISE
3458052	5/11/18 6:13	Non-Emergency	SW	LOUD NOISE
3458684	5/13/18 0:11	Low	ED	NOISE
3469719	5/15/18 6:51	Low	SD	NOISE
3476530	5/17/18 15:25	Non-Emergency	WD	LOUD NOISE

3481230	5/19/18 6:30	Low	WD	LOUD NOISE
3486323	5/21/18 0:51	Low	NE	NOISE DISTURBAN
3489086	5/21/18 23:38	Non-Emergency	SD	LOUD NOISE
3491179	5/22/18 17:40	Non-Emergency	NE	LOUD NOISE
3491987	5/22/18 22:25	Low	ND	NOISE COMPLAINT
3494088	5/23/18 16:25	Non-Emergency	SE	LOUD NOISE
3498425	5/24/18 20:45	Non-Emergency	NE	LOUD NOISE
3498688	5/24/18 22:27	Low	SD	NOISE COMPLAINT
3499344	5/25/18 4:05	Non-Emergency	SD	LOUD MUSIC/NOISE
3502105	5/25/18 23:10	Low	ED	LOUD NOISE
3517044	5/31/18 4:40	Low	NW	NOISE DISTURBAN
3521223	6/1/18 0:37	Non-Emergency	SE	LOUD NOISE
3523421	6/1/18 14:24	Low	CD	NOISE COMPLIANT
3519783	6/2/18 3:34	Low	SD	NOISE
3525700	6/2/18 22:42	Low	ED	NOISE
3526130	6/3/18 1:52	Non-Emergency	NE	LOUD NOISE
3531176	6/4/18 23:04	Non-Emergency	CD	LOUD NOISE
3531481	6/5/18 1:59	Non-Emergency	NE	NOISE COMPLAINT
3540446	6/8/18 1:55	Non-Emergency	SE	LOUD NOISE
3544989	6/9/18 17:03	Non-Emergency	NW	LOUD NOISE
3551060	6/11/18 22:05	Low	NW	NOISE COMPLAINT
3556595	6/13/18 19:30	Non-Emergency	SE	LOUD NOISE
3563906	6/16/18 2:13	Non-Emergency	SW	NOISE COMP MUSIC
3563726	6/16/18 4:22	Non-Emergency	ND	LOUD MUSIC/NOISE
3566602	6/17/18 2:24	Non-Emergency	ED	LOUD NOISE
3568653	6/17/18 22:16	Medium	SW	NOISE COMPLAINT
3574547	6/19/18 22:00	Medium	SE	NOISE COMPLAINT
3574616	6/19/18 22:20	Medium	SE	NOISE COMPLAINT
3577839	6/21/18 1:02	Non-Emergency	SE	LOUD NOISES
3586382	6/23/18 23:53	Non-Emergency	ND	LOUD NOISES
3593488	6/26/18 17:16	Non-Emergency	WD	LOUD NOISE
3596533	6/27/18 19:13	Non-Emergency	CD	LOUD NOISE
3596759	6/27/18 20:40	Non-Emergency	SE	LOUD NOISE
3599767	6/28/18 22:12	Non-Emergency	SE	LOUD NOISE
3606092	6/30/18 0:06	Non-Emergency	SD	LOUD NOISE
3606320	7/1/18 0:00	Non-Emergency	WD	LOUD NOISE
3603159	7/1/18 1:33	Non-Emergency	SD	LOUD MUSIC/NOISE
3611707	7/3/18 0:20	Non-Emergency	NE	LOUD MUSIC/NOISE
3614956	7/4/18 0:48	Medium	NW	NOISE COMPLAINT
3614733	7/4/18 0:58	Medium	SE	NOISE COMPLAINT
3614735	7/4/18 3:21	Medium	SE	NOISE COMPLAINT
3617550	7/4/18 23:05	Non-Emergency	NE	LOUD NOISE

3621249	7/6/18 9:05	Low	SW	NOISE DISTURBANC
3621883	7/6/18 13:52	Low	CD	NOISE COMPLAINT
3626718	7/7/18 22:47	Medium	NW	NOISE COMPLAINT
3626641	7/8/18 0:00	Medium	NE	NOISE COMPLAINT
3626136	7/8/18 1:12	Medium	NE	NOISE COMPLAINT
3626335	7/8/18 1:46	Medium	ED	NOISE COMPLAINT
3626508	7/8/18 2:32	Medium	ND	NOISE COMPLAINT
3626661	7/8/18 2:39	Non-Emergency	ED	NOISE COMPLAINT
3626602	7/8/18 3:41	Non-Emergency	ND	LOUD MUSIC/NOISE
3632058	7/10/18 5:39	Medium	NW	NOISE COMPLAINT
3636796	7/11/18 18:55	Non-Emergency	SW	LOUD NOISE
3640258	7/12/18 21:46	Low	NW	NOISE COMPLAINT
3643572	7/14/18 0:04	Non-Emergency	ND	NOISE COMPLAINT
3643919	7/14/18 2:22	Non-Emergency	SW	NOISE COMPLAINT
3643825	7/14/18 3:30	Non-Emergency	SW	NOISE COMPLAINT
3646578	7/14/18 22:21	Non-Emergency	ND	NOISE COMPLAINT
3646411	7/15/18 0:43	Non-Emergency	WD	NOISE COMPLAINT
3649057	7/15/18 2:10	Non-Emergency	SD	LOUD NOISES
3646085	7/16/18 3:03	Medium	SD	LOUD NOISE
3654909	7/18/18 4:43	Medium	SE	NOISE
3658590	7/19/18 11:52	Low	ND	NOISE COMPLAINT
3660798	7/20/18 3:02	Non-Emergency	ED	NOISE COMPLAINT
3664113	7/21/18 6:26	Low	NE	NOISE DISTURBANC
3668453	7/22/18 2:01	Low	SD	NOISE COMPLAINT
3668259	7/22/18 21:25	Low	ND	NOISE COMPLAINT
3666426	7/22/18 23:21	Medium	ED	NOISE COMPLAINT
3671293	7/27/18 22:49	Medium	NE	NOISE COMPLAINT
3674207	7/28/18 22:44	Medium	SD	NOISE COMPLAINT
3674260	7/28/18 22:56	Medium	SW	NOISE COMPLAINT
3674298	7/28/18 23:07	Low	ED	NOISE COMPLAINT
3674490	7/29/18 0:09	Medium	SE	NOISE COMPLAINT
3674639	7/29/18 1:04	Low	SW	NOISE COMPLAINT
3675583	7/29/18 12:34	Low	CD	NOISE COMPLAINT

Johnson Jr., Samuel

From: Middleton, Sharon
Sent: Thursday, August 02, 2018 6:17 PM
To: Patrick Campbell
Cc: Sneed, Shannon; Costello, Eric; City Council President; Bullock, John; Scott, Brandon; Stokes, Robert; Reisinger, Edward; Dorsey, Ryan; Johnson Jr., Samuel
Subject: Re: Short Term Housing Bill Update COUNCIL BILL 18-0189

Good evening Ms. Campbell:

In receipt of this information and it will be added.

Thank you,
Sharon Middleton

Sent from my Verizon, Samsung Galaxy smartphone

-------- Original message --------
From: Patrick Campbell <patrick.campbell.dc@gmail.com>
Date: 8/2/18 5:11 PM (GMT-05:00)
To: "Middleton, Sharon" <Sharon.Middleton@baltimorecity.gov>
Cc: "Sneed, Shannon" <Shannon.Sneed@baltimorecity.gov>, "Costello, Eric" <Eric.Costello@baltimorecity.gov>, City Council President <City.CouncilPresident@baltimorecity.gov>, "Bullock, John" <John.Bullock@baltimorecity.gov>, "Scott, Brandon" <Brandon.Scott@baltimorecity.gov>, "Stokes, Robert" <Robert.Stokes@baltimorecity.gov>, "Reisinger, Edward" <Edward.Reisinger@baltimorecity.gov>, "Dorsey, Ryan" <Ryan.Dorsey@baltimorecity.gov>
Subject: Short Term Housing Bill Update COUNCIL BILL 18-0189

Hi Chairwoman Middleton,

I spoke at length about the STH Bill with Chief-of-Staff Michael Castagnola in District 1 and got a follow up email from Councilman Cohen.

I explained to them all the details that you aware of in terms of my efforts to date concerning COUNCIL BILL 18-0189. They know the good, the bad, and the ugly I'm sure.

Councilman Cohen assured me that your words at the hearing, "We're just getting started" should not be contested and that you are really listening and investigating this issue. I really thank you for that and continue to applaud your leadership in this matter as well as adding my testimony to the notes on this bill.

Both the Chief-of-Staff Michael Castagnola and Councilman Cohen assured me that both Councilman Costello and Council President Young could easily whip up the votes needed to pass this bill unless there was a fairly large constituency that opposes it. It will come down to the committee members as part of this email cc list. It just needs to pass by a simple majority. I truly do hope that you all think very deeply about this bill and the results it will have on the city.

A lot of people **do oppose the bill** when they hear the negative stories portrayed in **New York City, San Francisco, New Orleans, Chicago,** and other places that are very different to the many of the neighborhoods in Baltimore.

However, we have very little local data that warrants a similar approach as they have done in these cities. There is a lack of data driving this decision.

I've asked for the data a number of times from various places and specifically asked Councilman Cohen for this data. Councilman Cohen, please correct me if I'm wrong, you told me on a phone call that you would not be identifying any nuisance properties as part of your analysis. There is very little evidence of nuisance properties in Baltimore other than a few anecdotal stories like the one we heard at the hearing occurring in Federal hill with the family and young children. After investigating that story, the issue was resolved and without any help from the regulations on the table. They were solved locally and relevant to that district. This should be the preferred and promoted way of handling neighbor issues like noise. Other issues of crime, theft, drugs, etc. are just not a part of this discussion. It's just the neighborly nuisance. Sometimes the term "transient hotels' conjures up a very negative notion that is conflagrating this issue.

Airbnb is a self-regulating system of housing. No hosts or guests who are behaving badly will last long. They might even be addressed before the motions of a bureaucratic process take place with regulations. The safest neighborhoods in any city are ones that promote neighborliness, not controls by policing and other local government efforts. Check the studies on this. It's fascinating and worth considering how when we promote neighborliness instead of hostility and reporting on each other for violations of codes, we have better results. If someone puts trash in your yard, address them first instead of calling the cops.

Ok, enough waxing on about that. There are other key issues such as a displaced housing supply for long-term tenants as well as competition against hotels mainly in the Inner Harbor / Federal Hill but neither of those issues are citywide. There is no evidence to support that either, that is, that the issue is citywide. In fact some neighborhoods have improved as Airbnb hosts have either moved in or created a nice place for interns and other short term stays.

Here's my disclaimer:

I have a primary property is in Patterson Park as a hosted Airbnb and I have three other properties across Mt. Vernon and Union Square, represented by Councilmen Stokes and Bullock that are "host-free" Airbnbs.

Based on all the feedback I've gotten since the hearing, we simply want to make sure that we as stewards of this great city of Baltimore do more research before passing a set of regulations that do not apply to our current situation.

Action Steps to find out more information:

1. Noise Complaints: (I could not add an attachment to this so I have pasted the 455 rows below)
   This report of citywide data from the period Jan 1, 2017 until now that shows all 911/311 calls that were made based on noise complaints in neighborhoods across our city. They are group based on specific addresses. It is quite easy to discern from a simple analysis of looking at the grouped calls and addresses to realize that the complaints were not related to nuisance Airbnb properties. There are 455 calls recorded and this information is available to anyone on this site: https://data.baltimorecity.gov/
   It's a really nicely transparent way of finding out all things Baltimore City. Kudos to whomever championed that project.

2. We've put up a Facebook page and started posting discussions in neighborhoods including Union Square, Mt Vernon, and Canton:
   Most of the feedback has been in favor of doing more research before passing the bill but beginning with the hotel tax administered by Airbnb.
   Have a look at the threads if you have access to these neighborhood pages but happy to summarize all the comments if you need.
   To be clear, there was some opposition to this approach but when asked for data to support their opinion, very little evidence was put forth.

3. The following petition has been started and we will canvass this weekend for more signatures:
   https://www.gopetition.com/petitions/vote-no-on-short-term-housing-bill.html

4. Here's an example post of this petition on Facebook, it has also been shared on LinkedIn and Nextdoor:

   Our local government has been urged by an influential Hotel Lobby to compare Baltimore to large metropolitan areas like New York City, San Francisco, and Chicago and pass sweeping regulations on short-term rentals.

   They have not studied the impact of the specific issues with Airbnb housing in Baltimore. The bill will regulate the rentals across the city without any study of the impact to small businesses, neighborhoods, families, visitors, interns, tourists, and employees.

   The consequences could be devastating with unintended consequences that will negatively impact a number of delicate neighborhoods on the rise now. We're not New York, we're not San Francisco. They did not even consider comparing us to DC as another neighborhood-like urban area.

   Let's do more study before passing such a bill and in the meantime, have Airbnb collect a hotel tax for the guests, just like the hotels do now to bring more revenue into the city with very little municipal overhead.

   Here's the petition, please sign and share. This is urgent, as the council has a planning meeting coming up next week or soon after.
   https://www.gopetition.com/petitions/vote-no-on-short-term-housing-bill.html

5. We will be canvassing particularly in the Federal Hill district this weekend for more signatures.

Please let me know any questions or concerns you have and happy to discuss whatever ways we can improve our city or this process.

Thanks!
Patrick Campbell
410-245-3558

Please consider the following:

1) Pass the hotel tax immediately without the restrictions
2) Do more research before passing a bill that will have grave, unintended consequence for hosts like me

Suggestions:

If the bill goes forward, can the current hosts who operate properties with no transient hotel complaints stay grandfathered in?

If the bill goes forward, can the owners of real estate in distressed neighborhoods who are doing Airbnb get a waiver of the bill regulations?

If the bill goes forward, can we designate a hotel density index for each district and if it reaches a certain high density index, then forbid STR for any unoccupied Airbnb?

Noise Complaint Data:

recordId	callDateTime	priority	district	description	c
3304131	1/1/17 4:39	Low	NE	LOUD NOISE	P
3306469	1/2/17 23:50	Low	NE	NOISE DISTURB	P
3314678	1/8/17 13:23	Low	CD	LOUD NOISE	P
3316421	1/13/17 1:23	Low	NW	NOISE COMPLIANTY	P
3314423	1/14/17 20:02	Low	ND	NOISE COMPLAINT	P
821890	1/18/17 19:27	Low	CD	NOISE COMPLAINT	P
3314427	1/25/17 5:29	Low	ND	LOUD NOISE	P
3321232	1/28/17 7:23	Non-Emergency	SW	LOUD NOISE	P
3321407	1/28/17 22:56	Non-Emergency	SE	LOUD NOISE	P
3323217	1/29/17 5:50	Low	CD	NOISE DISTURBANC	P
1561620	1/31/17 17:29	Low	NE	NOISE COMPLAINT	P
3327965	2/3/17 0:04	Low	NE	NOISE	P
3333337	2/3/17 9:27	Non-Emergency	SD	LOUD NOISE	P
3336355	2/4/17 18:50	Low	SW	LOUD NOISES	P
3335981	2/6/17 19:09	Non-Emergency	NE	LOUD NOISE	P
3336018	2/7/17 4:13	Non-Emergency	NE	LOUD NOISE	P
3336226	2/7/17 20:50	Low	NW	NOISE COMPLAINT	P
3343917	2/7/17 22:25	Non-Emergency	NW	LOUD NOISE	P
3344665	2/8/17 16:53	Non-Emergency	SE	LOUD NOISE	P
3347360	2/9/17 11:12	Low	SW	NOISE COMPLIANT	P
3349344	2/9/17 19:44	Low	ND	NOISE COMPLAINT	P
3349310	2/10/17 1:22	Medium	ND	NOISE COMPLAINT	P
3349660	2/11/17 21:18	Low	ND	NOISE DISTURB	P
3352035	2/14/17 10:23	Low	CD	NOISE COMPLIANT	P
3354685	2/16/17 20:18	Medium	NW	NOISE DISTURBANC	P
3357526	2/20/17 5:50	Non-Emergency	NE	LOUD MUSIC/NOISE	P
3357625	2/21/17 18:29	Non-Emergency	NE	LOUD NOISE	P
3367718	2/22/17 1:14	Low	SD	NOISE DISTURB	P
3364443	2/22/17 2:44	Non-Emergency	SE	LOUD NOISE	P
3384823	2/22/17 14:36	Low	ED	NOISE DISTURBAN	P
3384947	2/22/17 21:50	Non-Emergency	ED	LOUD MUSIC/NOISE	P
3370337	2/28/17 22:04	Non-Emergency	NW	LOUD MUSIC/NOISE	P

3370393	3/1/17 11:21	Non-Emergency	SE	LOUD NOISE	P
3373030	3/1/17 19:26	Low	SW	NOISE DISTURBANC	P
3373378	3/5/17 0:23	Low	NE	NOISE	P
3375661	3/5/17 2:39	Non-Emergency	CD	LOUD MUSIC/NOISE	P
3378497	3/6/17 20:52	Medium	NE	NOISE COMPLAINT	P
3381518	3/7/17 19:05	Medium	ND	NOISE COMPLAINT	P
3381617	3/7/17 19:16	Non-Emergency	NE	LOUD NOISE	P
3381985	3/7/17 19:54	Low	ND	NOISE COMPLAINT	P
3389446	3/7/17 21:21	Low	WD	NOISE COMPLIANT	P
3437552	3/7/17 23:36	Low	SE	LOUD NOISE	P
3392006	3/8/17 17:32	Low	ND	LOUD NOISE	P
295847	3/8/17 22:32	Low	ND	NOISE DISTURBANC	P
3399494	3/12/17 20:42	Non-Emergency	WD	LOUD NOISE	P
922246	3/14/17 20:05	Low	SE	NOISE DISTURBANC	P
939263	3/17/17 20:40	Low	SE	NOISE DISTURBANC	P
1325104	3/19/17 4:23	Low	ND	NOISE DISTURBANC	P
1639040	3/19/17 13:35	Low	CD	NOISE DISTURBANC	P
1836249	3/19/17 19:22	Low	SE	NOISE DISTURBANC	P
3403261	3/19/17 23:14	Low	SW	NOISE DISTURBANC	P
2337605	3/20/17 21:24	Low	NW	NOISE DISTURBANC	P
2533697	3/20/17 23:45	Low	SD	NOISE DISTRUBANC	P
2931648	3/21/17 21:39	Low	SE	NOISE DISTURBANC	P
3434442	3/22/17 5:48	Non-Emergency	SE	LOUD NOISE	P
3438086	3/22/17 15:25	Non-Emergency	NW	LOUD MUSIC/NOISE	P
3408522	3/22/17 19:35	Medium	NE	NOISE DISTURBANC	P
1963548	3/23/17 20:36	Non-Emergency	SW	LOUD NOISE	P
1966723	3/26/17 21:41	Non-Emergency	ND	LOUD NOISE	P
2035902	3/26/17 22:17	Non-Emergency	NW	LOUD NOISE	P
2110081	3/30/17 20:33	Non-Emergency	SD	LOUD NOISE	P
2223421	4/2/17 22:58	Non-Emergency	ED	LOUD NOISE	P
2225631	4/5/17 20:47	Non-Emergency	SW	LOUD NOISE	P
2228970	4/5/17 21:16	Non-Emergency	ND	LOUD NOISE	P
2377134	4/6/17 19:50	Non-Emergency	CD	LOUD NOISE	P
2377217	4/8/17 17:44	Non-Emergency	ND	LOUD NOISE	P
2396858	4/8/17 22:26	Non-Emergency	NE	LOUD NOISE	P
2419742	4/8/17 23:08	Non-Emergency	NW	LOUD NOISE	P
2625157	4/9/17 2:01	Non-Emergency	SD	LOUD NOISE	P
2631764	4/11/17 1:52	Non-Emergency	SD	LOUD NOISE	P
2690306	4/11/17 22:20	Non-Emergency	CD	LOUD NOISE	P
2710192	4/12/17 17:47	Non-Emergency	SD	LOUD NOISE	P
2750188	4/13/17 20:08	Non-Emergency	ND	LOUD NOISE	P
2763829	4/15/17 22:03	Non-Emergency	SE	LOUD NOISE	P

3425614	4/15/17 23:22	Non-Emergency	SW	LOUD NOISE	P
3422828	4/16/17 12:07	Low	ND	LOUD NOISE	P
2833004	4/17/17 14:58	Non-Emergency	SD	LOUD NOISE	P
2846446	4/18/17 0:19	Non-Emergency	SW	LOUD NOISE	P
3425841	4/18/17 16:56	Non-Emergency	WD	LOUD MUSIC/NOISE	P
2913402	4/20/17 14:35	Non-Emergency	NE	LOUD NOISE	P
2919186	4/21/17 2:30	Non-Emergency	SW	LOUD NOISE	P
3420870	4/21/17 5:37	Low	SE	NOISE DISTURBANC	P
2962445	4/21/17 6:00	Non-Emergency	CD	LOUD NOISE	P
2962584	4/21/17 19:59	Non-Emergency	CD	LOUD NOISE	P
2970574	4/23/17 21:46	Non-Emergency	CD	LOUD NOISE	P
3005978	4/26/17 23:40	Non-Emergency	CD	LOUD NOISE	P
3005894	4/27/17 1:38	Non-Emergency	SE	LOUD NOISE	P
3420791	4/27/17 3:25	Low	SE	NOISE DISTURBANC	P
3024291	4/27/17 3:34	Non-Emergency	SE	LOUD NOISE	P
3419720	4/27/17 15:20	Non-Emergency	WD	LOUD NOISE	P
3093732	4/27/17 21:10	Non-Emergency	ED	LOUD NOISE	P
3117110	4/27/17 22:32	Non-Emergency	SE	LOUD NOISE	P
486185	4/30/17 11:33	Low	NE	NOISE ORDINANCE	P
3427525	5/1/17 20:22	Non-Emergency	SE	LOUD NOISE	P
3431146	5/2/17 5:06	Non-Emergency	SE	NOISE	P
102307	5/4/17 21:30	Low	SE	*NOISE DISTURBAN	
2828132	5/4/17 22:04	Low	ND	NOISE	P
201361	5/4/17 23:41	Non-Emergency	ND	LOUD NOISE	P
201044	5/7/17 22:52	Non-Emergency	NE	LOUD NOISE	P
218629	5/12/17 0:20	Low	SE	NOISE COMPLAINT	P
243886	5/13/17 14:11	Low	SW	NOISE COMPLAINT	P
288173	5/18/17 10:08	Low	SE	NOISE COMPLAINT	P
322353	5/21/17 20:19	Low	ND	NOISE COMPLAINT	P
365660	5/25/17 23:24	Low	NE	NOISE DISTURBANC	P
405225	5/26/17 0:41	Low	ND	NOISE COMPLAINT	P
454290	5/26/17 17:18	Non-Emergency	ND	LOUD NOISE	P
713516	5/27/17 4:42	Low	NE	NOISE COMPLAINT	P
744632	5/27/17 18:09	Low	NE	NOISE COMPLAINT	P
843893	5/28/17 11:56	Low	SD	NOISE COMPLIANT	P
861076	5/28/17 16:16	Low	SE	NOISE COMPLAINT	P
885475	5/29/17 6:01	Low	SE	NOISE COMPLAINT	P
903266	5/29/17 10:53	Low	NW	NOISE COMPLAINT	P
922408	6/1/17 23:49	Low	ND	NOISE COMPLAINT	P
921315	6/3/17 0:42	Low	NE	NOISE COMPLAINT	P
964620	6/4/17 1:16	Low	ED	NOISE COMPLAINT	P
981577	6/4/17 19:13	Low	ED	NOISE COMPLAINT	P

982105	6/4/17 22:35	Low	ED	NOISE COMPLAINT	P
1021169	6/8/17 5:53	Low	NE	NOISE COMPLAINT	P
1083600	6/9/17 17:48	Low	SD	NOISE COMPLAINT	P
1036648	6/10/17 19:41	Low	WD	NOISE COMPLAINT	P
1405907	6/12/17 20:46	Low	ND	NOISE COMPLAINT	P
1497822	6/12/17 21:58	Low	WD	NOISE COMPLAINT	P
1810989	6/13/17 18:25	Low	SE	NOISE COMPLAINT	P
1875225	6/17/17 23:02	Low	NE	NOISE COMPLAINT	P
1894393	6/20/17 23:29	Low	ND	NOISE DISTURBANC	P
1940868	6/22/17 14:15	Low	NE	NOISE COMPLAINT	P
1923450	6/23/17 20:35	Low	NW	NOISE COMPLAINT	P
1977668	6/26/17 20:58	Low	NW	NOISE COMPLAINT	P
1980024	6/28/17 1:48	Low	NE	NOISE COMPLAINT	P
1977557	6/28/17 17:34	Low	NE	NOISE COMPLAINT	P
2023823	6/29/17 19:34	Low	SE	NOISE COMPLAINT	P
2050415	6/30/17 20:42	Low	SE	STRANGE NOISES	P
2082972	6/30/17 23:22	Low	SE	NOISE COMPLAINT	P
2101216	7/1/17 3:19	Low	ND	NOISE COMPLAINT	P
2119250	7/2/17 4:41	Low	SD	NOISE DISTURBANC	P
2215314	7/6/17 19:32	Low	WD	NOISE COMP	P
2220438	7/10/17 4:04	Low	ED	NOISE COMPLAINT	P
2261424	7/10/17 19:02	Low	CD	NOISE COMPLAINT	P
2300139	7/11/17 9:54	Low	ND	NOISE COMPLAINT	P
2325218	7/17/17 23:14	Low	WD	NOISE COMPLAINT	P
2329426	7/20/17 19:56	Low	SE	NOISE COMPLAINT	P
2349634	7/22/17 20:09	Low	ED	NOISE COMPLAINT	P
2349523	7/23/17 2:27	Low	SW	NOISE COMPLAINT	P
2385708	7/25/17 23:14	Low	NE	NOISE COMPLAINT	P
2385585	7/26/17 19:49	Low	WD	NOISE COMPLAINT	P
2406809	7/26/17 21:08	Low	ND	NOISE COMPLAINT	P
2462761	7/27/17 0:51	Low	ND	NOISE COMPLAINT	P
2552833	7/27/17 18:07	Low	NW	NOISE COMPLAINT	P
2610969	7/29/17 15:17	Low	NE	NOISE COMPLAINT	P
2824224	7/30/17 0:29	Low	ND	NOISE COMPLAINT	P
2860204	7/30/17 1:13	Low	WD	NOISE COMPLAINT	P
2891453	7/30/17 2:02	Low	NW	NOISE COMPLAINT	P
2908594	7/31/17 2:00	Medium	WD	STRANGE NOISES	P
2951724	8/1/17 8:59	Low	ND	NOISE COMPLIANT	P
3042966	8/2/17 17:34	Low	NW	NOISE COMPLAINT	P
3032146	8/5/17 12:38	Low	NW	NOISE COMPLAINT	P
3075160	8/6/17 0:31	Low	ED	NOISE COMPLAINT	P
3157173	8/8/17 22:13	Low	CD	NOISE COMPLAINT	P

3205664	8/10/17 21:32	Non-Emergency	SE	LOUD NOISE	P
277473	8/10/17 21:54	Non-Emergency	CD	LOUD NOISE	P
301709	8/11/17 21:48	Non-Emergency	ED	LOUD NOISE	P
280340	8/13/17 1:23	Low	SE	NOISE IN BASEMEN	P
337822	8/13/17 1:34	Non-Emergency	ED	LOUD NOISE	P
661828	8/15/17 2:54	Low	SD	NOISE COMPLAINT	P
742430	8/15/17 19:56	Low	ND	NOISE COMPLAINT	P
751559	8/16/17 20:44	Low	SD	NOISE COMPLAINT	P
755355	8/17/17 21:34	Low	NW	NOISE COMPLAINT	P
785287	8/17/17 22:06	Low	CD	NOISE COMPLAINT	P
803921	8/19/17 14:21	Low	SD	NOISE COMPLIANT	P
807069	8/20/17 23:25	Low	ND	NOISE COMPLAINT	P
803791	8/21/17 4:34	Low	SD	NOISE COMPLAINT	P
847660	8/23/17 17:43	Low	NE	NOISE COMPLAINT	P
924298	8/24/17 0:47	Low	NE	NOISE COMPLAINT	P
904731	8/25/17 2:36	Low	SE	LOUD NOISE	P
935659	8/25/17 3:09	Low	SE	LOUD NOISE	P
959681	8/28/17 8:16	Low	SE	NOISE COMPLAINT	P
977543	8/29/17 2:52	Low	NW	NOISE COMPLAINT	P
994148	8/31/17 6:34	Low	SD	NOISE COMPLAINT	P
1028005	9/1/17 5:34	Low	SW	NOISE COMPLAINT	P
1122153	9/3/17 1:24	Low	ND	NOISE COMPLAINT	P
1140461	9/3/17 2:46	Low	NW	NOISE COMP	P
1127679	9/4/17 3:09	Low	SW	NOISE COMPLAINT	P
1227584	9/4/17 23:08	Low	ND	NOISE COMPLIANT	P
1270468	9/6/17 17:33	Low	NE	NOISE COMPLAINT	P
1285196	9/7/17 18:12	Low	CD	NOISE COMPLAINT	P
1285402	9/7/17 19:43	Low	NE	NOISE COMPLAINT	P
1377630	9/8/17 5:11	Low	SE	NOISE COMPLAINT	P
1383999	9/8/17 6:53	Low	SD	NOISE COMPLAINT	P
1423433	9/8/17 14:37	Low	ND	NOISE COMPLIANT	P
1418032	9/9/17 20:35	Low	NE	NOISE COMPLAINT	P
1459260	9/9/17 21:04	Low	NW	NOISE COMPLAINT	P
1515029	9/9/17 21:07	Low	NE	LOUD NOISE	P
1537243	9/14/17 20:24	Low	NE	NOISE COMPLIANT	P
1564759	9/19/17 20:32	Low	ED	NOISE COMPLAINT	P
1564605	9/19/17 21:39	Low	SW	NOISE COMPLAINT	P
1574192	9/20/17 0:59	Low	WD	NOISE COMPLIANT	P
1598252	9/24/17 0:59	Low	ND	NOISE COMPLIANT	P
1613001	9/24/17 1:03	Low	NE	NOISE COMPLIANT	P
1673038	9/27/17 14:26	Low	SD	NOISE COMPLIANT	P
1790403	9/27/17 19:08	Low	NE	NOISE COMPLIANT	P

1790605	9/27/17 22:17	Low	SD	NOISE COMPLAINT	P
1808080	9/30/17 21:22	Low	ED	NOISE COMPLIANT	P
1815023	9/30/17 21:54	Low	WD	NOISE COMPLIANT	P
1835632	10/6/17 18:20	Low	ND	NOISE COMPLAINT	P
1853431	10/7/17 0:45	Low	ND	NOISE COMPLAINT	P
1890064	10/7/17 4:08	Low	ND	NOISE COMPLAINT	P
1895860	10/8/17 19:13	Low	SE	NOISE COMPLIANT	P
1926847	10/10/17 19:23	Low	SW	NOISE COMPLIANT	P
2041824	10/10/17 20:54	Low	ND	NOISE COMPLAINT	P
2091141	10/11/17 18:55	Low	WD	NOISE COMPLAINT	P
2075325	10/13/17 23:40	Low	ED	NOISE COMPLAINT	P
2110178	10/14/17 3:13	Low	ED	NOISE COMPLAINT	P
2152126	10/14/17 23:49	Low	SD	NOISE COMPLAINT	P
2300690	10/15/17 0:04	Low	NE	NOISE COMPLIANT	P
2335759	10/15/17 13:37	Non-Emergency	SW	NOISE DESTURBANC	P
2421619	10/15/17 19:09	Low	ED	NOISE COMPLAINT	P
2482315	10/22/17 20:37	Low	NW	NOISE COMPLIANT	P
2524273	10/23/17 0:57	Low	ND	NOISE COMPLAINT	P
2550966	10/23/17 21:01	Low	CD	NOISE COMPLAINT	P
2593452	10/26/17 20:56	Low	SD	NOISE COMPLIANT	P
2602294	10/26/17 21:59	Low	SE	NOISE COMPLIANT	P
2632750	10/26/17 22:46	Low	WD	NOISE COMPLAINT	P
2632249	10/29/17 0:32	Low	SE	NOISE COMPLIANT	P
2681881	10/29/17 7:08	Non-Emergency	NE	LOUD NOISE	P
2708160	10/29/17 21:42	Low	SE	NOISE COMPLIANT	P
2716859	10/30/17 19:24	Low	WD	NOISE COMPLAINT	P
2761738	11/2/17 18:17	Low	NW	NOISE COMPLAINT	P
2744617	11/2/17 21:31	Low	NE	NOISE COMPLAINT	P
2787399	11/3/17 22:13	Low	NE	NOISE COMPLAINT	P
2790489	11/4/17 18:52	Low	NE	NOISE COMPLAINT	P
2819931	11/5/17 16:58	Low	SE	NOISE COMPLAINT	P
2815242	11/9/17 22:57	Low	NE	NOISE COMPLAINT	P
2872148	11/12/17 14:05	Low	NW	NOISE COMPLAINT	P
2908903	11/12/17 14:42	Low	CD	NOISE COMPLAINT	P
2930464	11/12/17 21:18	Low	SE	NOISE COMPLAINT	P
2928005	11/18/17 18:04	Low	SE	NOISE COMPLIANT	P
2962688	11/18/17 21:01	Low	SD	NOISE COMPLAINT	P
2968458	11/19/17 18:53	Low	SW	NOISE COMPLAINT	P
2984270	11/22/17 21:04	Low	SD	NOISE COMPLAINT	P
3034295	11/22/17 22:00	Low	SD	NOISE COMPLAINT	P
3032257	11/24/17 0:03	Non-Emergency	SW	LOUD NOISE	P
3086492	11/25/17 17:44	Low	NW	NOISE COMPLAINT	P

3077703	11/27/17 18:58	Low	WD	NOISE COMPLAINT	P
3108813	11/28/17 6:01	Low	SD	NOISE COMPLIANT	P
3089237	11/28/17 21:12	Low	SW	NOISE COMPLAINT	P
3108894	12/1/17 2:36	Low	NE	NOISE COMPLAINT	P
3153011	12/1/17 2:48	Low	NW	NOISE COMPLIANT	P
3155659	12/2/17 13:51	Low	NE	NOISE COMPLAINT	P
3184051	12/3/17 10:47	Low	SE	NOISE COMPLIANT	P
3170872	12/4/17 19:11	Low	NE	NOISE COMPLIANT	P
400740	12/7/17 1:32	Low	NE	NOISE COMPLAINT	P
407035	12/8/17 22:30	Low	SW	NOISE COMPLAINT	P
425042	12/10/17 21:58	Low	ND	NOISE COMPLAINT	P
457457	12/11/17 22:56	Low	CD	NOISE COMPLAINT	P
574053	12/15/17 14:43	Non-Emergency	CD	LOUD NOISE	P
714574	12/16/17 15:36	Medium	NW	NOISE COMPLAINT	P
847764	12/16/17 22:47	Low	SE	NOISE COMPLAINT	P
904468	12/18/17 20:50	Low	SE	NOISE COMPLAINT	P
1483956	12/24/17 20:51	Low	SD	NOISE COMPLAINT	P
1618658	12/25/17 0:08	Low	NE	NOISE COMPLAINT	P
1708216	12/25/17 1:13	Low	SW	NOISE COMPLAINT	P
2981355	12/27/17 13:06	Low	ND	NOISE COMPLAINT	P
3193343	12/28/17 21:03	Medium	NE	NOISE COMPLAINT	P
218188	12/28/17 21:57	Non-Emergency	SD	LOUD NOISE	P
238846	12/29/17 16:19	Non-Emergency	NE	LOUD NOISE	P
271793	12/30/17 7:54	Low	CD	NOISE COMPLAINT	P
388898	1/4/18 0:44	Low	WD	NOISE COMPLAINT	P
692704	1/7/18 5:25	Non-Emergency	NW	LOUD NOISE	P
733019	1/13/18 0:16	Low	ND	NOISE COMPLAINT	P
733070	1/13/18 1:45	Low	SE	NOISE COMPLAINT	P
791321	1/13/18 6:11	Low	WD	NOISE COMPLAINT	P
2076006	1/14/18 2:22	Low	ND	NOISE COMPLAINT	P
2471007	1/14/18 18:52	Non-Emergency	ND	LOUD NOISE	P
2527966	1/16/18 4:39	Non-Emergency	SD	LOUD NOISE	P
371680	1/20/18 3:36	Low	SE	BANGING NOISES	P
690343	1/21/18 22:49	Non-Emergency	SW	LOUD NOISE	P
1336932	1/24/18 23:14	Low	ND	NOISE COMPLAINT	P
1853927	1/24/18 23:39	Low	WD	NOISE DISTURBANC	P
1950894	1/25/18 23:36	Low	ND	NOISE COMPLAINT	P
2264748	1/26/18 0:47	Low	NW	NOISE COMPLAINT	P
2282417	1/26/18 21:02	Low	SD	NOISE COMPLAINT	P
2407953	1/28/18 3:58	Low	SD	NOISE COMPLAINT	P
2486427	1/28/18 11:11	Low	NE	NOISE COMPLAINT	P
2662270	1/30/18 1:06	Low	ED	NOISE COMPLAINT	P

2774440	1/30/18 2:26	Low	CD	NOISE COMPLAINT	P
2968968	2/1/18 15:56	Low	SD	NOISE COMPLAINT	P
3130900	2/2/18 2:12	Low	NE	NOISE DISTURB	P
3153440	2/2/18 2:23	Low	SE	NOISE DISTURB	P
3138128	2/2/18 5:05	Low	NW	NOISE DISTURB	P
3197590	2/6/18 21:02	Low	ND	NOISE DISTURBANC	P
3192897	2/7/18 17:57	Low	NW	LOUD NOISE	P
3187118	2/7/18 18:30	Low	NE	NOISE DISTURB	P
274493	2/7/18 21:05	Non-Emergency	NW	LOUD NOISE	P
922487	2/8/18 22:52	Low	ND	NOISE COMPLAINT	P
1440524	2/11/18 14:47	Low	NW	NOISE COMPLAINT	P
1924989	2/11/18 15:51	Low	NE	NOISE DISTURBANC	P
1983176	2/14/18 1:43	Low	NE	NOISE COMP	P
2292906	2/15/18 22:35	Non-Emergency	SD	LOUD NOISE	P
2293153	2/19/18 23:04	Non-Emergency	NE	LOUD NOISE	P
2553396	2/20/18 23:09	Non-Emergency	SD	LOUD NOISE	P
2722898	2/22/18 20:58	Low	WD	LOUD NOISE	P
256247	2/26/18 18:30	Non-Emergency	ED	LOUD NOISE	P
451386	2/27/18 2:37	Non-Emergency	ED	LOUD NOISE	P
1407800	3/1/18 0:38	Low	ND	NOISE COMPLAINT	P
1449417	3/2/18 0:19	Low	ND	NOISE COMPLAINT	P
2716951	3/3/18 3:02	Non-Emergency	NE	LOUD NOISE	P
2827196	3/4/18 3:33	Low	ND	NOISE COMPLANT	P
192324	3/7/18 22:39	Non-Emergency	SW	LOUD NOISE	P
504845	3/8/18 23:01	Non-Emergency	SD	LOUD NOISE	P
911418	3/8/18 23:28	Low	ND	NOISE COMPLAINT	P
1145720	3/11/18 3:56	Non-Emergency	SD	NOISE COMPLAINT	P
1287013	3/13/18 0:22	Medium	NE	NOISE	P
1832389	3/14/18 0:19	Non-Emergency	ND	LOUD MUSIC/NOISE	P
2438503	3/14/18 4:18	Non-Emergency	ND	LOUD NOISE	P
2438499	3/15/18 4:08	Non-Emergency	ND	LOUD NOISE	P
235370	3/18/18 2:37	Non-Emergency	SE	LOUD NOISE	P
238824	3/18/18 2:45	Non-Emergency	SE	LOUD NOISE	P
265807	3/18/18 8:41	Low	SD	NOISE COMPLAINT	P
295146	3/18/18 22:57	Non-Emergency	NE	LOUD NOISE	P
427596	3/20/18 23:13	Non-Emergency	ND	LOUD NOISE	P
511361	3/21/18 1:26	Non-Emergency	CD	LOUD NOISE	P
946535	3/22/18 2:42	Low	ND	NOISE COMPLIANT	P
1283421	3/23/18 21:37	Non-Emergency	SD	LOUD MUSIC/NOISE	P
1387413	3/26/18 20:51	Non-Emergency	WD	LOUD NOISE	P
2256896	3/27/18 21:16	Non-Emergency	NE	LOUD NOISE	P
2704908	3/27/18 21:57	Non-Emergency	SE	LOUD NOISE	P

2696940	3/27/18 23:35	Non-Emergency	SE	LOUD NOISE	P
232548	3/28/18 0:46	Non-Emergency	SW	LOUD NOISE	P
444952	3/30/18 18:16	Non-Emergency	NE	LOUD NOISE	P
658800	3/30/18 23:44	Non-Emergency	SE	LOUD NOISE	P
1960437	4/1/18 0:37	Low	SE	NOISE COMPLAINT	P
2412507	4/1/18 22:25	Non-Emergency	SW	LOUD NOISE	P
2330706	4/1/18 22:37	Non-Emergency	SD	LOUD NOISE	P
3153170	4/2/18 3:10	Low	NW	NOISE COMPLAINT	P
3160278	4/3/18 0:40	Low	NW	NOISE COMPLAINT	P
3184124	4/4/18 0:46	Low	NW	NOISE COMPLAINT	P
3175543	4/5/18 1:38	Low	NW	NOISE COMPLAINT	P
3197655	4/5/18 4:10	Low	NE	NOISE COMPLAINT	P
260047	4/7/18 15:36	Non-Emergency	SE	LOUD NOISE	P
260188	4/8/18 23:00	Non-Emergency	NW	LOUD NOISE	P
406232	4/10/18 1:09	Non-Emergency	NW	LOUD NOISE	P
406192	4/10/18 2:05	Non-Emergency	NW	LOUD NOISE	P
432982	4/11/18 0:42	Non-Emergency	NW	LOUD NOISE	P
571051	4/11/18 7:43	Non-Emergency	NW	;OUD NOISE	P
611415	4/11/18 23:34	Non-Emergency	NE	LOUD NOISE	P
665001	4/12/18 22:27	Non-Emergency	SE	LOUD NOISE	P
713567	4/13/18 22:17	Low	NE	NOISE COMPLAINT	P
877970	4/13/18 23:00	Low	NW	NOISE	P
2096121	4/14/18 1:07	Low	ND	NOISE DISTURB	P
204095	4/15/18 0:05	Non-Emergency	SE	LOUD NOISE	P
201395	4/15/18 1:12	Low	ND	LOUD NOISE	P
232674	4/16/18 22:35	Low	SW	NOISE COMPLAINT	P
229698	4/17/18 22:20	Low	ND	LOUD NOISE	P
260142	4/20/18 17:49	Low	WD	NOISE COMPLAINTS	P
268704	4/22/18 1:09	Low	ED	NOISE COMPLAINT	P
268609	4/23/18 23:24	Low	NE	NOISE COMPLAINT	P
268475	4/27/18 21:07	Low	NW	NOISE COMPLAINT	P
492515	4/28/18 7:50	Non-Emergency	ND	LOUD NOISE	P
726749	4/28/18 8:53	Low	ED	INVESIGATE NOISE	P
870775	4/28/18 22:32	Low	NW	NOISE COMPLAINT	P
964384	4/29/18 23:57	Low	ED	LOUD NOISE	P
956373	4/30/18 4:26	Low	CD	NOISE COMPLAINT	P
2281345	4/30/18 18:54	Low	CD	NOISE COMPLAINT	P
1895408	5/1/18 21:40	Non-Emergency	SE	LOUD NOISE	P
1894580	5/2/18 23:44	Non-Emergency	ND	LOUD NOISE	P
1957214	5/3/18 22:22	Low	CD	NOISE	P
2932477	5/4/18 4:13	Low	NE	NOISE	P
3440902	5/5/18 0:05	Low	NW	LOUD NOISE	P

3446551	5/7/18 5:12	Non-Emergency	SE	LOUD NOISE	P
3449342	5/7/18 21:34	Low	NE	NOISE DISTURBANC	P
3451873	5/8/18 2:23	Non-Emergency	CD	LOUD NOISE	P
3448834	5/8/18 19:17	Non-Emergency	NW	LOUD NOISE	P
3451473	5/8/18 21:34	Low	SE	LOUD NOISE	P
3464326	5/10/18 21:43	Low	WD	NOISE DISTURBANC	P
3458216	5/10/18 23:13	Low	SD	NOISE	P
3458052	5/11/18 6:13	Non-Emergency	SW	LOUD NOISE	P
3458684	5/13/18 0:11	Low	ED	NOISE	P
3469719	5/15/18 6:51	Low	SD	NOISE	P
3476530	5/17/18 15:25	Non-Emergency	WD	LOUD NOISE	P
3481230	5/19/18 6:30	Low	WD	LOUD NOISE	P
3486323	5/21/18 0:51	Low	NE	NOISE DISTURBAN	P
3489086	5/21/18 23:38	Non-Emergency	SD	LOUD NOISE	P
3491179	5/22/18 17:40	Non-Emergency	NE	LOUD NOISE	P
3491987	5/22/18 22:25	Low	ND	NOISE COMPLAINT	P
3494088	5/23/18 16:25	Non-Emergency	SE	LOUD NOISE	P
3498425	5/24/18 20:45	Non-Emergency	NE	LOUD NOISE	P
3498688	5/24/18 22:27	Low	SD	NOISE COMPLAINT	P
3499344	5/25/18 4:05	Non-Emergency	SD	LOUD MUSIC/NOISE	P
3502105	5/25/18 23:10	Low	ED	LOUD NOISE	P
3517044	5/31/18 4:40	Low	NW	NOISE DISTURBAN	P
3521223	6/1/18 0:37	Non-Emergency	SE	LOUD NOISE	P
3523421	6/1/18 14:24	Low	CD	NOISE COMPLIANT	P
3519783	6/2/18 3:34	Low	SD	NOISE	P
3525700	6/2/18 22:42	Low	ED	NOISE	P
3526130	6/3/18 1:52	Non-Emergency	NE	LOUD NOISE	P
3531176	6/4/18 23:04	Non-Emergency	CD	LOUD NOISE	P
3531481	6/5/18 1:59	Non-Emergency	NE	NOISE COMPLAINT	P
3540446	6/8/18 1:55	Non-Emergency	SE	LOUD NOISE	P
3544989	6/9/18 17:03	Non-Emergency	NW	LOUD NOISE	P
3551060	6/11/18 22:05	Low	NW	NOISE COMPLAINT	P
3556595	6/13/18 19:30	Non-Emergency	SE	LOUD NOISE	P
3563906	6/16/18 2:13	Non-Emergency	SW	NOISE COMP MUSIC	P
3563726	6/16/18 4:22	Non-Emergency	ND	LOUD MUSIC/NOISE	P
3566602	6/17/18 2:24	Non-Emergency	ED	LOUD NOISE	P
3568653	6/17/18 22:16	Medium	SW	NOISE COMPLAINT	P
3574547	6/19/18 22:00	Medium	SE	NOISE COMPLAINT	P
3574616	6/19/18 22:20	Medium	SE	NOISE COMPLAINT	P
3577839	6/21/18 1:02	Non-Emergency	SE	LOUD NOISES	P
3586382	6/23/18 23:53	Non-Emergency	ND	LOUD NOISES	P
3593488	6/26/18 17:16	Non-Emergency	WD	LOUD NOISE	P

3596533	6/27/18 19:13	Non-Emergency	CD	LOUD NOISE	P
3596759	6/27/18 20:40	Non-Emergency	SE	LOUD NOISE	P
3599767	6/28/18 22:12	Non-Emergency	SE	LOUD NOISE	P
3606092	6/30/18 0:06	Non-Emergency	SD	LOUD NOISE	P
3606320	7/1/18 0:00	Non-Emergency	WD	LOUD NOISE	P
3603159	7/1/18 1:33	Non-Emergency	SD	LOUD MUSIC/NOISE	P
3611707	7/3/18 0:20	Non-Emergency	NE	LOUD MUSIC/NOISE	P
3614956	7/4/18 0:48	Medium	NW	NOISE COMPLAINT	P
3614733	7/4/18 0:58	Medium	SE	NOISE COMPLAINT	P
3614735	7/4/18 3:21	Medium	SE	NOISE COMPLAINT	P
3617550	7/4/18 23:05	Non-Emergency	NE	LOUD NOISE	P
3621249	7/6/18 9:05	Low	SW	NOISE DISTURBANC	P
3621883	7/6/18 13:52	Low	CD	NOISE COMPLAINT	P
3626718	7/7/18 22:47	Medium	NW	NOISE COMPLAINT	P
3626641	7/8/18 0:00	Medium	NE	NOISE COMPLAINT	P
3626136	7/8/18 1:12	Medium	NE	NOISE COMPLAINT	P
3626335	7/8/18 1:46	Medium	ED	NOISE COMPLAINT	P
3626508	7/8/18 2:32	Medium	ND	NOISE COMPLAINT	P
3626661	7/8/18 2:39	Non-Emergency	ED	NOISE COMPLAINT	P
3626602	7/8/18 3:41	Non-Emergency	ND	LOUD MUSIC/NOISE	P
3632058	7/10/18 5:39	Medium	NW	NOISE COMPLAINT	P
3636796	7/11/18 18:55	Non-Emergency	SW	LOUD NOISE	P
3640258	7/12/18 21:46	Low	NW	NOISE COMPLAINT	P
3643572	7/14/18 0:04	Non-Emergency	ND	NOISE COMPLAINT	P
3643919	7/14/18 2:22	Non-Emergency	SW	NOISE COMPLAINT	P
3643825	7/14/18 3:30	Non-Emergency	SW	NOISE COMPLAINT	P
3646578	7/14/18 22:21	Non-Emergency	ND	NOISE COMPLAINT	P
3646411	7/15/18 0:43	Non-Emergency	WD	NOISE COMPLAINT	P
3649057	7/15/18 2:10	Non-Emergency	SD	LOUD NOISES	P
3646085	7/16/18 3:03	Medium	SD	LOUD NOISE	P
3654909	7/18/18 4:43	Medium	SE	NOISE	P
3658590	7/19/18 11:52	Low	ND	NOISE COMPLAINT	P
3660798	7/20/18 3:02	Non-Emergency	ED	NOISE COMPLAINT	P
3664113	7/21/18 6:26	Low	NE	NOISE DISTURBANC	P
3668453	7/22/18 2:01	Low	SD	NOISE COMPLAINT	P
3668259	7/22/18 21:25	Low	ND	NOISE COMPLAINT	P
3666426	7/22/18 23:21	Medium	ED	NOISE COMPLAINT	P
3671293	7/27/18 22:49	Medium	NE	NOISE COMPLAINT	P
3674207	7/28/18 22:44	Medium	SD	NOISE COMPLAINT	P
3674260	7/28/18 22:56	Medium	SW	NOISE COMPLAINT	P
3674298	7/28/18 23:07	Low	ED	NOISE COMPLAINT	P
3674490	7/29/18 0:09	Medium	SE	NOISE COMPLAINT	P

3674639	7/29/18 1:04 Low	SW	NOISE COMPLAINT	P
3675583	7/29/18 12:34 Low	CD	NOISE COMPLAINT	P

City of Baltimore

City Council
City Hall, Room 408
100 North Holliday Street
Baltimore, Maryland
21202

Meeting Agenda - Final

Taxation, Finance and Economic Development Committee

Thursday, October 25, 2018 **10:05 AM** **Du Burns Council Chamber, 4th floor, City Hall**

18-0254

CALL TO ORDER

INTRODUCTIONS

ATTENDANCE

ITEMS SCHEDULED FOR PUBLIC HEARING

18-0254 Property Tax Credit - School Public Safety Officers
For the purpose of extending the property tax credit provided for public safety officers employed by certain agencies to also include public safety officers employed by the Baltimore City Public School System; and providing for a special effective date.

Sponsors: Eric T. Costello, Brandon M. Scott, President Young, John T. Bullock, Leon F. Pinkett, III, Zeke Cohen, Mary Pat Clarke, Sharon Green Middleton, Robert Stokes, Sr., Shannon Sneed, Kristerfer Burnett, Bill Henry, Isaac "Yitzy" Schleifer

Attachments: 18-0254~1st Reader
Planning 18-0254
Law 18-0254
Finance 18-0254

ADJOURNMENT

THIS MEETING IS OPEN TO THE PUBLIC

City of Baltimore

City Council
City Hall, Room 408
100 North Holliday Street
Baltimore, Maryland
21202

Meeting Agenda - Final

Taxation, Finance and Economic Development Committee

Thursday, September 13, 2018 **10:00 AM** **Du Burns Council Chamber, 4th floor, City Hall**

Worksession: 18-0189

CALL TO ORDER

INTRODUCTIONS

ATTENDANCE

ITEMS SCHEDULED FOR WORKSESSION

18-0189 Short-Term Residential Rentals - Regulation and Taxation
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.

Sponsors: Eric T. Costello, President Young, Brandon M. Scott, Leon F. Pinkett, III, Ryan Dorsey, John T. Bullock, Robert Stokes, Sr., Edward Reisinger, Sharon Green Middleton, Shannon Sneed

Attachments: 18-0189~1st Reader
Visit Baltimore 18-0189
BDC 18-0189
Finance 18-0189
HCD 18-0189
Law 17-0189

ADJOURNMENT

THIS MEETING IS OPEN TO THE PUBLIC

City of Baltimore

City Council
City Hall, Room 408
100 North Holliday Street
Baltimore, Maryland
21202

Meeting Agenda - Final

Taxation, Finance and Economic Development Committee

Thursday, July 19, 2018 **11:00 AM** **Du Burns Council Chamber, 4th floor, City Hall**

18-0189

CALL TO ORDER

INTRODUCTIONS

ROLL CALL

ITEMS SCHEDULED FOR PUBLIC HEARING

18-0189 Short-Term Residential Rentals - Regulation and Taxation
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.

Sponsors: Eric T. Costello, President Young, Brandon M. Scott, Leon F. Pinkett, III, Ryan Dorsey, John T. Bullock, Robert Stokes, Sr., Edward Reisinger, Sharon Green Middleton, Shannon Sneed

Attachments: 18-0189~1st Reader
Visit Baltimore 18-0189
BDC 18-0189
Finance 18-0189
HCD 18-0189
Law 17-0189

ADJOURNMENT

THIS MEETING IS IN RECESS

CITY OF BALTIMORE
CATHERINE E. PUGH, Mayor

OFFICE OF COUNCIL SERVICES
LARRY E. GREENE, Director
415 City Hall, 100 N. Holliday Street
Baltimore, Maryland 21202
410-396-7215 / Fax: 410-545-7596
email: larry.greene@baltimorecity.gov

BILL SYNOPSIS

Committee: Taxation, Finance and Economic Development

Bill 18-0189

Short – Term Residential Rental – Regulation and Taxation

Sponsor: *Councilmember Costello **
Introduced: *February 5, 2018*

Purpose:

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.

Effective: 180 Day after enactment

Hearing Date/Time/Location: July 19, 2018 / 11:00 a.m. / Clarence "Du" Burns Chamber

Agency Reports

City Solicitor	
Baltimore Development Corporation	Favorable/Comments
Visit Baltimore	Favorable/Comments
Department of Housing and Community Development	
Department of Finance	

Printed on recycled paper with environmentally friendly soy based ink.

Analysis

Current Law:

Article 28 - Taxes
Section 21 – 1, 21 – 2, and 21 – 4(a)
Baltimore City Code
(Edition 2000)

Background

If enacted, Bill 18-0189 would require persons operating short-term residential properties to apply for and maintain an effective license issued by the Finance Director. Each dwelling would require a license which the owner would need to renew annually, the license fee would be $100 per dwelling unit, but that amount could be adjusted dependent upon the City Fee Policy. Renewal applications must be submitted by the host 30 days before expiration.

The City's 9.5% hotel tax would be levied on all gross amounts paid to host by transient guest for providing short-term residential rentals. Short-term rental host would be required to register with the State Comptroller for the collection of the State's sales and use tax. These dwellings must also be in compliance with the City's building, fire, health, zoning and related Codes of Baltimore City.

AIRDNA reports that there are approximately 1,500 plus active short-term rental properties in the City of Baltimore. The average daily rate is $129 per night with an estimated occupancy rate of 73%. It has also been reported that host in Baltimore earned approximately $11.3 million in 2017. The taxes that would be generated from these host locations would help to pay for city services, and the additional revenue could be used for promotion of tourism in Baltimore. An evaluation of the information shows that 52% of rental types are entire home rentals, while approximately 47% are private room rentals, and 1% are shared rooms. 53% of professional host have multiple short-term rental properties and 47% are single listing host. Since 2010 the private short-term rental market has been on a steady incline with a growth rate of 51% per year.

If enacted, no hosting platform would be allowed to advertise, list, or otherwise facilitate booking transactions for a short-term residential rental in Baltimore City without having verified with the Finance Department that the license of the host is valid and that the address of the dwelling unit matches the address listed for the license.

Article 15. Licensing and Regulation

Subtitle 48	Penalties
48-6. License Required {For Host}	$500
48-16. {Operational Requirements} for Hosting Platforms	$1,000
48-21. {Offenses there Listed as Cause for} Denial, Suspension, or Revocation of License	$500
All other Provisions	$250

Additional Information

Fiscal Note: Not Available
Information Source(s): Agency Reports, Proposed Legislation, AIRDNA, the Baltimore Sun

Analysis by: Samuel Johnson, Jr.
Analysis Date: July 17, 2018

Direct Inquiries to: (410) 396-1091

INTRODUCTORY*

CITY OF BALTIMORE
COUNCIL BILL 18-0189

APPROVED FOR FORM, STYLE, AND TEXTUAL SUFFICIENCY
01/02/18
DEP'T LEGISLATIVE REFERENCE

Introduced by: Councilmember Costello, President Young

A BILL ENTITLED

TFED
Law
BDC
HCD
Visit Balt.
Finance

AN ORDINANCE concerning

Short-Term Residential Rentals – Regulation and Taxation

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.

BY adding
Article 15 - Licensing and Regulation
Sections 48-1 through 48-26, to be under the new subtitle,
"Subtitle 48. Short-Term Residential Rentals"
Baltimore City Code
(Edition 2000)

BY repealing and reordaining with amendments
Article 28 - Taxes
Sections 21-1, 21-2, and 21-4(a)
Baltimore City Code
(Edition 2000)

BY adding
Article 1 - Mayor, City Council, and Municipal Agencies
Section(s) 40-14(e)(2)(Subtitle 48)
Baltimore City Code
(Edition 2000)

SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE, That the Laws of Baltimore City read as follows:

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

* WARNING: THIS IS AN UNOFFICIAL, INTRODUCTORY COPY OF THE BILL.
THE OFFICIAL COPY CONSIDERED BY THE CITY COUNCIL IS THE FIRST READER COPY.

Baltimore City Code

Article 15 . Licensing and Regulation

SUBTITLE 48. SHORT-TERM RESIDENTIAL RENTALS

PART 1. DEFINITIONS; GENERAL PROVISIONS

§ 48-1. DEFINITIONS.

(A) *IN GENERAL.*

IN THIS SUBTITLE, THE FOLLOWING TERMS HAVE THE MEANINGS INDICATED.

(B) *BOOKING TRANSACTION.*

"BOOKING TRANSACTION" MEANS A RESERVATION TRANSACTION BETWEEN A HOST AND A PROSPECTIVE TRANSIENT GUEST FOR A SHORT-TERM RESIDENTIAL RENTAL.

(C) *DWELLING UNIT.*

"DWELLING UNIT" HAS THE MEANING STATED IN § 202.2 OF THE BALTIMORE CITY BUILDING CODE.

(D) *FINANCE DEPARTMENT; DEPARTMENT.*

"FINANCE DEPARTMENT" OR "DEPARTMENT" MEANS THE BALTIMORE CITY DEPARTMENT OF FINANCE.

(E) *FINANCE DIRECTOR; DIRECTOR.*

"FINANCE DIRECTOR" OR "DIRECTOR" MEANS THE DIRECTOR OF THE BALTIMORE CITY DEPARTMENT OF FINANCE OR THE DIRECTOR'S DESIGNEE.

(F) *HOST.*

"HOST" MEANS THE OWNER OF A DWELLING UNIT WHO PROVIDES OR OFFERS TO PROVIDE ALL OR PART OF THE DWELLING UNIT FOR SHORT-TERM RESIDENTIAL RENTAL USE IN EXCHANGE FOR A FEE.

(G) *HOSTED RENTAL.*

"HOSTED RENTAL" MEANS A SHORT-TERM RESIDENTIAL RENTAL WHERE THE HOST ALSO OCCUPIES THE DWELLING UNIT DURING THE TRANSIENT GUEST'S STAY.

(H) *HOSTING PLATFORM.*

"HOSTING PLATFORM" MEANS AN INTERNET-BASED ENTITY THAT:

(1) FACILITATES RESERVATIONS OF SHORT-TERM RESIDENTIAL RENTALS;

(2) SERVES AS A CONDUIT OF COMMUNICATION BETWEEN HOSTS AND TRANSIENT GUESTS; OR

(3) OTHERWISE FACILITATES BOOKING TRANSACTIONS FOR SHORT-TERM RESIDENTIAL RENTALS.

(I) *PERMANENT RESIDENCE.*

(1) "PERMANENT RESIDENCE" MEANS A DWELLING UNIT:

(I) IN WHICH THE OWNER RESIDES FOR AN AGGREGATE OF AT LEAST 180 DAYS ANNUALLY; AND

(II) THAT IS THE OWNER'S USUAL PLACE OF RETURN FOR HOUSING, AS DOCUMENTED BY AT LEAST ONE OF THE FOLLOWING:

(A) DRIVER'S LICENSE;

(B) VOTER REGISTRATION; OR

(C) OFFICIAL DESIGNATION OF THE DWELLING UNIT AS THE OWNER'S PRINCIPLE RESIDENCE IN ACCORDANCE WITH THE CRITERIA GOVERNING THE STATE HOMESTEAD TAX CREDIT.

(2) FOR PURPOSES OF THIS SUBTITLE, A HOST MAY HAVE ONLY 1 "PERMANENT RESIDENCE".

(J) *SHORT-TERM RESIDENTIAL RENTAL.*

"SHORT-TERM RESIDENTIAL RENTAL" MEANS THE USE, FACILITATED IN WHOLE OR IN PART BY A HOSTING PLATFORM, OF ALL OR ANY PART OF A DWELLING UNIT TO PROVIDE ACCOMMODATIONS TO TRANSIENT GUESTS FOR SLEEPING OR LODGING PURPOSES IN EXCHANGE FOR A FEE.

(K) *TRANSIENT GUEST.*

(1) *ANCILLARY DEFINITION OF "TRANSIENT".*

IN THIS SUBSECTION, "TRANSIENT" MEANS ANY PERSON WHO OCCUPIES, OR HAS BEEN GIVEN THE RIGHT TO OCCUPY, SLEEPING OR LODGING ACCOMMODATIONS FOR A PERIOD OF FEWER THAN 90 CONSECUTIVE DAYS.

(2) *"TRANSIENT GUEST" DEFINED.*

"TRANSIENT GUEST" MEANS ANY TRANSIENT WHO USES A HOSTING PLATFORM TO FACILITATE A SHORT-TERM RESIDENTIAL RENTAL.

(L) *UNHOSTED RENTAL.*

"UNHOSTED RENTAL" MEANS A SHORT-TERM RESIDENTIAL RENTAL WHERE THE HOST DOES NOT OCCUPY THE DWELLING UNIT DURING THE TRANSIENT GUEST'S STAY.

§ 48-2. MANDATORY, PROHIBITORY, AND PERMISSIVE TERMS.

(A) *MANDATORY TERMS.*

"MUST" AND "SHALL" ARE EACH MANDATORY TERMS USED TO EXPRESS A REQUIREMENT OR TO IMPOSE A DUTY.

(B) *PROHIBITORY TERMS.*

"MAY NOT" AND "NO ... MAY" ARE EACH MANDATORY NEGATIVE TERMS USED TO ESTABLISH A PROHIBITION.

(C) *PERMISSIVE TERMS.*

"MAY" IS PERMISSIVE.

§ 48-3. RULES AND REGULATIONS.

(A) *IN GENERAL.*

THE FINANCE DIRECTOR MUST ADOPT RULES AND REGULATIONS TO CARRY OUT THIS SUBTITLE.

(B) *FILING WITH LEGISLATIVE REFERENCE.*

A COPY OF ALL RULES AND REGULATIONS ADOPTED UNDER THIS SUBTITLE MUST BE FILED WITH THE DEPARTMENT OF LEGISLATIVE REFERENCE BEFORE THEY TAKE EFFECT.

§§ 48-4 to 48-5. *{RESERVED}*

PART 2. LICENSING

§ 48-6. LICENSE REQUIRED.

(A) *IN GENERAL.*

NO PERSON MAY OPERATE A SHORT-TERM RESIDENTIAL RENTAL WITHOUT A CURRENTLY EFFECTIVE LICENSE TO DO SO FROM THE FINANCE DIRECTOR.

(B) *APPLICATION FOR LICENSE..*

THE APPLICATION FOR AN INITIAL OR RENEWAL SHORT-TERM RESIDENTIAL RENTAL LICENSE MUST BE MADE IN THE FORM AND CONTAIN THE INFORMATION AND DOCUMENTATION THAT THE FINANCE DIRECTOR REQUIRES.

§ 48-7. LICENSING PREREQUISITES.

(A) *LIMITATIONS.*

A SHORT-TERM RESIDENTIAL RENTAL LICENSE MAY BE ISSUED ONLY:

(1) TO THE OWNER OF THE DWELLING UNIT TO BE USED FOR SHORT-TERM RESIDENTIAL RENTALS; AND

(2) FOR A MAXIMUM OF 2 DWELLING UNITS, SO LONG AS 1 OF THE DWELLING UNITS IS THE OWNER'S PERMANENT RESIDENCE.

(B) *ADDITIONAL REQUIREMENTS.*

(1) *IN GENERAL.*

ALL APPLICANTS FOR AN INITIAL OR RENEWAL LICENSE MUST MEET THE FOLLOWING REQUIREMENTS.

(2) *PROOF OF OWNER'S PERMANENT RESIDENCE.*

THE OWNER MUST PROVIDE PROOF THAT THE DWELLING UNIT (OR, IF 2 DWELLING UNITS ARE APPLIED FOR, 1 OF THOSE UNITS) IS THE OWNER'S PERMANENT RESIDENCE.

(3) *NON-OWNER-OCCUPIED DWELLINGS.*

FOR ANY DWELLING UNIT THAT IS A "NON-OWNER-OCCUPIED DWELLING UNIT" (AS DEFINED IN CITY CODE ARTICLE 13, SUBTITLE 4 {"REGISTRATION OF NON-OWNER-OCCUPIED DWELLINGS ..."}):

(I) THE DWELLING UNIT MUST BE CURRENTLY REGISTERED, AS REQUIRED BY THAT SUBTITLE 4;

(II) ALL REGISTRATION FEES AND ALL RELATED INTEREST REQUIRED BY THAT SUBTITLE 4 MUST HAVE BEEN PAID; AND

(III) ALL OTHER REQUIREMENTS OF ARTICLE 13 APPLICABLE TO NON-OWNER-OCCUPIED DWELLING UNITS MUST BE COMPLIED WITH.

(4) *SALES AND USE TAX.*

THE OWNER MUST BE REGISTERED WITH THE STATE COMPTROLLER FOR THE COLLECTION OF THE STATE'S SALES AND USE TAX.

§ 48-8. LICENSE TERM AND RENEWAL.

(A) *TERM.*

EACH SHORT-TERM RESIDENTIAL RENTAL LICENSE EXPIRES ANNUALLY ON THE ANNIVERSARY OF ITS ISSUANCE.

(B) *RENEWAL.*

(1) BEFORE A LICENSE EXPIRES, THE HOST MAY APPLY TO RENEW IT FOR AN ADDITIONAL 1-YEAR TERM.

(2) THE RENEWAL APPLICATION MUST BE SUBMITTED TO THE FINANCE DEPARTMENT, WITH THE APPLICABLE ANNUAL FEE, AT LEAST 30 DAYS BEFORE THE CURRENT LICENSE EXPIRES.

§ 48-9. LICENSE FEE.

THE ANNUAL LICENSE FEE FOR A SHORT-TERM RESIDENTIAL RENTAL LICENSE IS $100 PER DWELLING UNIT, SUBJECT TO ADJUSTMENT IN ACCORDANCE WITH THE CITY FEE POLICY.

§§ 48-10 TO 48-14. *{RESERVED}*

PART 3. OPERATIONAL REQUIREMENTS

§ 48-15. HOSTS.

(A) *IN GENERAL.*

ALL HOSTS MUST COMPLY THE FOLLOWING REQUIREMENTS.

(B) *NUMBER OF RENTAL DAYS.*

(1) *UNHOSTED RENTALS.*

A DWELLING UNIT MAY BE USED FOR UNHOSTED RENTALS NO MORE THAN 60 DAYS IN ANY LICENSE YEAR.

(2) *HOSTED RENTALS.*

A DWELLING UNIT MAY BE USED FOR HOSTED RENTALS AN UNLIMITED NUMBER OF DAYS IN A LICENSE YEAR.

(C) *HOMEOWNERS' ASSOCIATION, ETC., REGULATIONS.*

THE USE OF A DWELLING UNIT FOR SHORT-TERM RESIDENTIAL RENTALS MUST COMPLY WITH ALL APPLICABLE REGULATIONS OF ANY GOVERNING HOMEOWNERS' ASSOCIATION OR CONDOMINIUM REGIME.

(D) *CITY CODES COMPLIANCE.*

THE DWELLING UNIT MUST BE MAINTAINED IN COMPLIANCE WITH THE CITY BUILDING, FIRE, AND RELATED CODES ARTICLE, THE CITY HEALTH ARTICLE, AND THE ZONING CODE OF BALTIMORE CITY.

(E) *RECORD OF RENTALS AND GUESTS.*

THE HOST MUST:

(1) MAKE A RECORD, IN THE FORM AND CONTAINING THE INFORMATION REQUIRED BY THE RULES AND REGULATIONS ADOPTED UNDER THIS SUBTITLE, OF ALL OF THE HOST'S SHORT-TERM RESIDENTIAL RENTALS AND THEIR RESPECTIVE TRANSIENT GUESTS;

(2) MAINTAIN THAT RECORD FOR AT LEAST THE PERIOD OF YEARS REQUIRED BY THE RULES AND REGULATIONS ADOPTED UNDER THIS SUBTITLE; AND

(3) ON REQUEST, MAKE THAT RECORD AVAILABLE FOR INSPECTION BY THE FINANCE DEPARTMENT.

(F) *POSTING EMERGENCY CONTACT.*

(1) DURING THE TERM OF ANY UNHOSTED RENTAL, THE HOST MUST PROMINENTLY DISPLAY, IN AN AREA OF THE DWELLING UNIT THAT IS READILY ACCESSIBLE TO THE TRANSIENT GUESTS, EMERGENCY CONTACT INFORMATION FOR A REPRESENTATIVE OF THE HOST.

(2) THIS REPRESENTATIVE MUST RESIDE WITHIN 15 MILES OF THE DWELLING UNIT AND BE ACCESSIBLE FOR THE ENTIRETY TERM OF THE UNHOSTED RENTAL.

(G) *POSTING NOTICE OF LICENSURE.*

AT ALL TIMES DURING THE TERM OF A SHORT-TERM RESIDENTIAL RENTAL, THE HOST MUST PROMINENTLY DISPLAY A SIGN, IN THE FORM AND MANNER REQUIRED BY THE RULES AND REGULATIONS ADOPTED UNDER THIS SUBTITLE, STATING THAT THE FACILITY IS LICENSED FOR SHORT-TERM RESIDENTIAL RENTALS.

(H) *DISPLAYING LICENSE NUMBER ON HOSTING PLATFORM.*

THE HOST MUST INCLUDE HIS OR HER LICENSE NUMBER IN ANY ADVERTISEMENT OR LISTING OF THE DWELLING UNIT ON A HOSTING PLATFORM.

§ 48-16. HOSTING PLATFORMS.

(A) *IN GENERAL.*

HOSTING PLATFORMS MUST COMPLY THE FOLLOWING REQUIREMENTS.

(B) *VERIFICATION OF HOST'S BONA FIDES.*

(1) NO HOSTING PLATFORM MAY ADVERTISE, LIST, OR OTHERWISE FACILITATE BOOKING TRANSACTIONS FOR A SHORT-TERM RESIDENTIAL RENTAL IN THE CITY WITHOUT HAVING VERIFIED WITH THE FINANCE DEPARTMENT THAT THE LICENSE OF THE HOST IS VALID AND THAT THE ADDRESS OF THE DWELLING UNIT MATCHES THE ADDRESS LISTED FOR THE LICENSE.

(2) A HOSTING PLATFORM THAT HAS VERIFIED THE VALIDITY OF A LICENSE FOR A SHORT-TERM RESIDENTIAL RENTAL IS NOT REQUIRED TO RE-VERIFY THE VALIDITY OF THE LICENSE, UNLESS:

(I) THE FINANCE DEPARTMENT HAS NOTIFIED THE HOSTING PLATFORM THAT THE DWELLING UNIT CANNOT LAWFULLY BE USED FOR A SHORT-TERM RESIDENTIAL RENTAL; OR

(II) THE HOST HAS CEASED TO OFFER SHORT-TERM RESIDENTIAL RENTALS THROUGH THAT HOSTING PLATFORM FOR A PERIOD OF 12 MONTHS OR MORE SINCE THE LICENSE WAS LAST VERIFIED.

(3) IF THE FINANCE DEPARTMENT NOTIFIES A HOSTING PLATFORM THAT A DWELLING UNIT CANNOT LAWFULLY BE USED FOR A SHORT-TERM RESIDENTIAL RENTAL, THE HOSTING PLATFORM MAY NOT ADVERTISE, LIST, OR OTHERWISE FACILITATE BOOKING TRANSACTIONS FOR THAT DWELLING UNTIL IT RECEIVES SUBSEQUENT CONFIRMATION

FROM THE DEPARTMENT THAT THE SHORT-TERM RESIDENTIAL RENTAL CAN LAWFULLY BE PROVIDED.

(C) *RENTAL RECORDS.*

(1) *IN GENERAL.*

A HOSTING PLATFORM MUST:

(I) MAKE A RECORD OF ALL SHORT-TERM RESIDENTIAL RENTALS IN BALTIMORE CITY FACILITATED BY THAT PLATFORM;

(II) MAINTAIN THAT RECORD FOR AT LEAST THE PERIOD OF YEARS REQUIRED BY THE RULES AND REGULATIONS ADOPTED UNDER THIS SUBTITLE; AND

(III) ON REQUEST, MAKE THAT RECORD AVAILABLE FOR INSPECTION BY THE FINANCE DEPARTMENT.

(2) *CONTENTS.*

THESE RECORDS MUST INCLUDE, FOR EACH SHORT-TERM RESIDENTIAL RENTAL:

(I) THE NAME AND LICENSE NUMBER OF THE HOST WHO PROVIDED THE SHORT-TERM RESIDENTIAL RENTAL;

(II) THE STREET ADDRESS OF THE SHORT-TERM RESIDENTIAL RENTAL;

(III) THE DATE OF THE BOOKING TRANSACTION;

(IV) THE NAME AND ADDRESS OF THE TRANSIENT GUEST WHO BOOKED THE SHORT-TERM RESIDENTIAL RENTAL;

(V) THE START AND END DATES OF THE SHORT-TERM RESIDENTIAL RENTAL;

(VI) THE RENT AND OTHER FEES CHARGED BY THE HOST AND BY THE HOSTING PLATFORM FOR PROVIDING OR FACILITATING THE SHORT-TERM RESIDENTIAL RENTAL AND RELATED SERVICES; AND

(VII) ANY OTHER INFORMATION REQUIRED BY THE RULES AND REGULATIONS ADOPTED UNDER THIS SUBTITLE.

(D) *DISPLAY OF LICENSE NUMBERS.*

IN ANY ADVERTISEMENT OR LISTING OF A DWELLING UNIT AVAILABLE FOR SHORT-TERM RESIDENTIAL RENTALS IN BALTIMORE CITY, HOSTING PLATFORMS MUST INCLUDE THE LICENSE NUMBERS OF THE HOSTS OFFERING THOSE RENTALS.

§§ 48-17 TO 48-20 *{RESERVED}*

PART 4. ADMINISTRATIVE SANCTIONS

§ 48-21. DENIAL, SUSPENSION, OR REVOCATION OF LICENSE – IN GENERAL.

SUBJECT TO THE HEARING PROVISIONS OF § 48-22 OF THIS SUBTITLE, THE FINANCE DIRECTOR MAY DENY, SUSPEND, OR REVOKE A SHORT-TERM RESIDENTIAL RENTAL LICENSE OR RENEWAL LICENSE FOR ANY OF THE FOLLOWING CAUSES:

(1) MAKING ANY MATERIAL FALSE STATEMENT IN AN APPLICATION FOR AN INITIAL OR RENEWAL LICENSE;

(2) FRAUDULENTLY OR DECEPTIVELY OBTAINING THE LICENSE FOR ONESELF OR FOR ANOTHER;

(3) FRAUDULENTLY OR DECEPTIVELY USING THE LICENSE;

(4) FAILING TO ABATE WITHIN 120 DAYS OF ISSUANCE ANY VIOLATION NOTICE, ORDER, OR CITATION FOR VIOLATING ANY PROVISION OF THE CITY BUILDING, FIRE, AND RELATED CODES ARTICLE, THE CITY HEALTH ARTICLE, OR THE ZONING CODE OF BALTIMORE CITY; OR

(5) FAILING TO COMPLY WITH ANY PROVISION OF THIS SUBTITLE OR OF ANY RULE OR REGULATION ADOPTED UNDER THIS SUBTITLE.

§ 48-22. DENIAL, SUSPENSION, OR REVOCATION OF LICENSE – NOTICE AND HEARING.

(A) *IN GENERAL.*

NO LICENSE MAY BE DENIED, SUSPENDED, OR REVOKED UNDER THIS SUBTITLE UNLESS THE FINANCE DIRECTOR FIRST GIVES THE LICENSEE:

(1) NOT LESS THAN 10 DAYS NOTICE IN WRITING OF THE DIRECTOR'S INTENT TO DENY, SUSPEND, OR REVOKE THE LICENSE; AND

(2) AN OPPORTUNITY TO BE HEARD AS TO WHY THE LICENSE SHOULD NOT BE DENIED, SUSPENDED, OR REVOKED.

(B) *EXCEPTION.*

THE FINANCE DIRECTOR MAY DENY, SUSPEND, OR REVOKE A LICENSE WITHOUT PRIOR NOTICE AND OPPORTUNITY TO BE HEARD IF, IN THE OPINION OF THE FINANCE DIRECTOR OR OF THE FIRE CHIEF, HOUSING COMMISSIONER, HEALTH COMMISSIONER, OR POLICE COMMISSIONER, THE HEALTH, SAFETY, OR WELFARE OF THE OCCUPANTS OR OF THE GENERAL PUBLIC ARE IN IMMINENT DANGER.

§ 48-23. JUDICIAL AND APPELLATE REVIEW.

(A) *JUDICIAL REVIEW.*

A PERSON AGGRIEVED BY A DECISION OF THE FINANCE DURECTOR UNDER THIS SUBTITLE MAY SEEK JUDICIAL REVIEW OF THAT DECISION BY PETITION TO THE CIRCUIT COURT FOR BALTIMORE CITY IN ACCORDANCE WITH THE MARYLAND RULES OF PROCEDURE.

(B) *STAYS.*

(1) THE FILING OF A PETITION FOR JUDICIAL REVIEW DOES NOT STAY THE DECISION OF THE COMMISSIONER.

(2) HOWEVER, ON MOTION AND AFTER HEARING, THE COURT MAY GRANT A STAY AS PROVIDED IN THE MARYLAND RULES OF PROCEDURE.

(C) *APPELLATE REVIEW.*

A PARTY TO THE JUDICIAL REVIEW MAY APPEAL THE COURT'S FINAL JUDGMENT TO THE COURT OF SPECIAL APPEALS IN ACCORDANCE WITH THE MARYLAND RULES OF PROCEDURE.

§ 48-24 *{RESERVED}*

PART 5. ENFORCEMENT

§ 48-25. ENFORCEMENT BY ENVIRONMENTAL CITATION.

(A) *IN GENERAL.*

IN ADDITION TO ANY OTHER CIVIL OR CRIMINAL REMEDY OR ENFORCEMENT PROCEDURE, THIS SUBTITLE MAY BE ENFORCED BY ISSUANCE OF AN ENVIRONMENTAL CITATION UNDER CITY CODE ARTICLE 1, SUBTITLE 40 {"ENVIRONMENTAL CONTROL BOARD"}.

(B) *PROCESS NOT EXCLUSIVE.*

THE ISSUANCE OF A CITATION TO ENFORCE THIS SUBTITLE DOES NOT PRECLUDE PURSUING ANY OTHER CIVIL OR CRIMINAL REMEDY OR ENFORCEMENT ACTION AUTHORIZED BY LAW.

§ 48-26. PENALTIES.

(A) *IN GENERAL.*

ANY PERSON WHO VIOLATES ANY PROVISION OF THIS SUBTITLE (INCLUDING ANY OFFENSE LISTED IN § 48-21 OF THIS SUBTITLE AS POTENTIAL CAUSE FOR A DENIAL, SUSPENSION, OR REVOCATION OF A LICENSE) OR ANY PROVISION OF A RULE OR REGULATION ADOPTED UNDER THIS SUBTITLE IS GUILTY OF A MISDEMEANOR AND, ON CONVICTION, IS SUBJECT TO A FINE OF NOT MORE THAN $500 FOR EACH OFFENSE.

(B) *EACH DAY A SEPARATE OFFENSE.*

EACH DAY THAT A VIOLATION CONTINUES IS A SEPARATE OFFENSE.

Article 28. Taxes

Subtitle 21. Hotel Room Tax

§ 21-1. Definitions.

(a) *In general.*

In this subtitle, the following terms have the meanings indicated.

(b) *Gross amounts of money.*

"Gross amounts of money" means the total gross payments of any kind or character (including cash, credit, property, and services), [received in a retail transaction for which real property is rented,] whether received in money or otherwise, without any deduction for charges or other amounts for any services necessary to complete the transaction.

(c) *Hotel.*

"Hotel" means a building containing sleeping accommodations for more than 5 persons and open to the transient public.

(d) *Owners or operators of hotels.*

"Owners or operators of hotels" means any person:

(1) possessing or having an ownership interest in a hotel;

(2) engaged in the business of operating a hotel; or

(3) receiving any consideration for the rental of a hotel room for sleeping accommodations, including, without limitation, any broker, service provider, or other intermediary:

(i) with which a hotel has contracted to arrange for the rental of a hotel room for sleeping accommodations; or

(ii) that has acquired any hotel room for subsequent rental from the hotel for sleeping accommodations.

(E) *SHORT-TERM RESIDENTIAL RENTAL (AND RELATED TERMS).*

"SHORT-TERM RESIDENTIAL RENTAL" AND RELATED TERMS (SUCH AS "BOOKING TRANSACTION", "DWELLING UNIT", "HOST", "HOSTING PLATFORM", AND "TRANSIENT GUEST") HAVE THE RESPECTIVE MEANINGS STATED IN CITY CODE ARTICLE 15, SUBTITLE 48 {"SHORT-TERM RESIDENTIAL RENTALS"}.

(F) [e] *Transient guest or tenant.*

"Transient guest or tenant" means a person or persons renting, using, or occupying a room or rooms FOR FEWER THAN 90 CONSECUTIVE DAYS:

(1) in a hotel for sleeping accommodations [for less than 90 consecutive days]; OR

(2) IN A DWELLING UNIT FOR A SHORT-TERM RESIDENTIAL RENTAL.

§ 21-2. Tax imposed.

A tax of 9.5%, TO BE PAID AND COLLECTED AS PROVIDED IN THIS SUBTITLE, is levied and imposed on all gross amounts of money THAT ARE [paid to]:

(1) PAID TO the owners or operators hotels in the City by transient guests or tenants for renting, using, or occupying a room or rooms for sleeping accommodations[, to be paid and collected as provided in this subtitle];

(2) PAID TO HOSTING PLATFORMS BY TRANSIENT GUESTS FOR BOOKING OR OTHERWISE FACILITATING SHORT-TERM RESIDENTIAL RENTALS; OR

(3) PAID TO HOSTS BY TRANSIENT GUESTS FOR PROVIDING SHORT-TERM RESIDENTIAL RENTALS.

§ 21-4. Collections.

(a) [*Hotel to collect and remit.*] *TAX TO BE COLLECTED AND REMITTED.*

Every person, firm, association, or corporation [owning or operating any hotel in Baltimore City] SUBJECT TO THE TAX IMPOSED BY § 21-2 {"TAX IMPOSED"} OF THIS SUBTITLE:

(1) shall collect the tax levied and imposed by this subtitle from the persons paying the rental or other charges for the use or occupancy of any room or rooms for sleeping accommodations [in his or its hotel]; and

(2) shall pay the tax to the Director of Finance on or before the 25th day of each month.

. . . .

Article 1. Mayor, City Council, and Municipal Agencies

Subtitle 40. Environmental Control Board

§ 40-14. Offenses to which subtitle applies.

. . . .

(e) *Provisions and penalties enumerated.*

. . . .

(2) ***Article 15. Licensing and Regulation***

. . . .

SUBTITLE 48. SHORT-TERM RESIDENTIAL RENTALS

§ 48-6. LICENSE REQUIRED *{FOR HOST}*	$500
§ 48-16. *{OPERATIONAL REQUIREMENTS FOR}* HOSTING PLATFORMS	$1,000
§ 48-21. *{OFFENSES THERE LISTED AS CAUSE FOR}* DENIAL, SUSPENSION, OR REVOCATION OF LICENSE	$500
ALL OTHER PROVISIONS	$250

. . . .

SECTION 2. AND BE IT FURTHER ORDAINED, That the catchlines contained in this Ordinance are not law and may not be considered to have been enacted as a part of this or any prior Ordinance.

SECTION 3. AND BE IT FURTHER ORDAINED, That this Ordinance takes effect on the 180th day after the date it is enacted.

CITY OF BALTIMORE
COUNCIL BILL 18-0189
(First Reader)

Introduced by: Councilmember Costello, President Young, Councilmembers Scott, Pinkett, Dorsey, Bullock, Stokes, Reisinger, Middleton, Sneed
Introduced and read first time: February 5, 2018
Assigned to: Taxation, Finance and Economic Development Committee
REFERRED TO THE FOLLOWING AGENCIES: City Solicitor, Baltimore Development Corporation, Department of Housing and Community Development, Visit Baltimore, Department of Finance

A BILL ENTITLED

AN ORDINANCE concerning

Short-Term Residential Rentals – Regulation and Taxation

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.

BY adding
Article 15 - Licensing and Regulation
Sections 48-1 through 48-26, to be under the new subtitle,
"Subtitle 48. Short-Term Residential Rentals"
Baltimore City Code
(Edition 2000)

BY repealing and reordaining with amendments
Article 28 - Taxes
Sections 21-1, 21-2, and 21-4(a)
Baltimore City Code
(Edition 2000)

BY adding
Article 1 - Mayor, City Council, and Municipal Agencies
Section(s) 40-14(e)(2)(Subtitle 48)
Baltimore City Code
(Edition 2000)

SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE, That the Laws of Baltimore City read as follows:

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

Baltimore City Code

Article 15 . Licensing and Regulation

SUBTITLE 48. SHORT-TERM RESIDENTIAL RENTALS

PART 1. DEFINITIONS; GENERAL PROVISIONS

§ 48-1. DEFINITIONS.

(A) *IN GENERAL.*

IN THIS SUBTITLE, THE FOLLOWING TERMS HAVE THE MEANINGS INDICATED.

(B) *BOOKING TRANSACTION.*

"BOOKING TRANSACTION" MEANS A RESERVATION TRANSACTION BETWEEN A HOST AND A PROSPECTIVE TRANSIENT GUEST FOR A SHORT-TERM RESIDENTIAL RENTAL.

(C) *DWELLING UNIT.*

"DWELLING UNIT" HAS THE MEANING STATED IN § 202.2 OF THE BALTIMORE CITY BUILDING CODE.

(D) *FINANCE DEPARTMENT; DEPARTMENT.*

"FINANCE DEPARTMENT" OR "DEPARTMENT" MEANS THE BALTIMORE CITY DEPARTMENT OF FINANCE.

(E) *FINANCE DIRECTOR; DIRECTOR.*

"FINANCE DIRECTOR" OR "DIRECTOR" MEANS THE DIRECTOR OF THE BALTIMORE CITY DEPARTMENT OF FINANCE OR THE DIRECTOR'S DESIGNEE.

(F) *HOST.*

"HOST" MEANS THE OWNER OF A DWELLING UNIT WHO PROVIDES OR OFFERS TO PROVIDE ALL OR PART OF THE DWELLING UNIT FOR SHORT-TERM RESIDENTIAL RENTAL USE IN EXCHANGE FOR A FEE.

(G) *HOSTED RENTAL.*

"HOSTED RENTAL" MEANS A SHORT-TERM RESIDENTIAL RENTAL WHERE THE HOST ALSO OCCUPIES THE DWELLING UNIT DURING THE TRANSIENT GUEST'S STAY.

(H) *HOSTING PLATFORM.*

"HOSTING PLATFORM" MEANS AN INTERNET-BASED ENTITY THAT:

(1) FACILITATES RESERVATIONS OF SHORT-TERM RESIDENTIAL RENTALS;

(2) SERVES AS A CONDUIT OF COMMUNICATION BETWEEN HOSTS AND TRANSIENT GUESTS; OR

(3) OTHERWISE FACILITATES BOOKING TRANSACTIONS FOR SHORT-TERM RESIDENTIAL RENTALS.

(I) *PERMANENT RESIDENCE.*

(1) "PERMANENT RESIDENCE" MEANS A DWELLING UNIT:

(I) IN WHICH THE OWNER RESIDES FOR AN AGGREGATE OF AT LEAST 180 DAYS ANNUALLY; AND

(II) THAT IS THE OWNER'S USUAL PLACE OF RETURN FOR HOUSING, AS DOCUMENTED BY AT LEAST ONE OF THE FOLLOWING:

(A) DRIVER'S LICENSE;

(B) VOTER REGISTRATION; OR

(C) OFFICIAL DESIGNATION OF THE DWELLING UNIT AS THE OWNER'S PRINCIPLE RESIDENCE IN ACCORDANCE WITH THE CRITERIA GOVERNING THE STATE HOMESTEAD TAX CREDIT.

(2) FOR PURPOSES OF THIS SUBTITLE, A HOST MAY HAVE ONLY 1 "PERMANENT RESIDENCE".

(J) *SHORT-TERM RESIDENTIAL RENTAL.*

"SHORT-TERM RESIDENTIAL RENTAL" MEANS THE USE, FACILITATED IN WHOLE OR IN PART BY A HOSTING PLATFORM, OF ALL OR ANY PART OF A DWELLING UNIT TO PROVIDE ACCOMMODATIONS TO TRANSIENT GUESTS FOR SLEEPING OR LODGING PURPOSES IN EXCHANGE FOR A FEE.

(K) *TRANSIENT GUEST.*

(1) *ANCILLARY DEFINITION OF "TRANSIENT".*

IN THIS SUBSECTION, "TRANSIENT" MEANS ANY PERSON WHO OCCUPIES, OR HAS BEEN GIVEN THE RIGHT TO OCCUPY, SLEEPING OR LODGING ACCOMMODATIONS FOR A PERIOD OF FEWER THAN 90 CONSECUTIVE DAYS.

(2) *"TRANSIENT GUEST" DEFINED.*

"TRANSIENT GUEST" MEANS ANY TRANSIENT WHO USES A HOSTING PLATFORM TO FACILITATE A SHORT-TERM RESIDENTIAL RENTAL.

(L) *UNHOSTED RENTAL.*

"UNHOSTED RENTAL" MEANS A SHORT-TERM RESIDENTIAL RENTAL WHERE THE HOST DOES NOT OCCUPY THE DWELLING UNIT DURING THE TRANSIENT GUEST'S STAY.

§ 48-2. MANDATORY, PROHIBITORY, AND PERMISSIVE TERMS.

(A) *MANDATORY TERMS.*

"MUST" AND "SHALL" ARE EACH MANDATORY TERMS USED TO EXPRESS A REQUIREMENT OR TO IMPOSE A DUTY.

(B) *PROHIBITORY TERMS.*

"MAY NOT" AND "NO ... MAY" ARE EACH MANDATORY NEGATIVE TERMS USED TO ESTABLISH A PROHIBITION.

(C) *PERMISSIVE TERMS.*

"MAY" IS PERMISSIVE.

§ 48-3. RULES AND REGULATIONS.

(A) *IN GENERAL.*

THE FINANCE DIRECTOR MUST ADOPT RULES AND REGULATIONS TO CARRY OUT THIS SUBTITLE.

(B) *FILING WITH LEGISLATIVE REFERENCE.*

A COPY OF ALL RULES AND REGULATIONS ADOPTED UNDER THIS SUBTITLE MUST BE FILED WITH THE DEPARTMENT OF LEGISLATIVE REFERENCE BEFORE THEY TAKE EFFECT.

§§ 48-4 to 48-5. *{RESERVED}*

PART 2. LICENSING

§ 48-6. LICENSE REQUIRED.

(A) *IN GENERAL.*

NO PERSON MAY OPERATE A SHORT-TERM RESIDENTIAL RENTAL WITHOUT A CURRENTLY EFFECTIVE LICENSE TO DO SO FROM THE FINANCE DIRECTOR.

(B) *APPLICATION FOR LICENSE..*

THE APPLICATION FOR AN INITIAL OR RENEWAL SHORT-TERM RESIDENTIAL RENTAL LICENSE MUST BE MADE IN THE FORM AND CONTAIN THE INFORMATION AND DOCUMENTATION THAT THE FINANCE DIRECTOR REQUIRES.

§ 48-7. LICENSING PREREQUISITES.

(A) *LIMITATIONS.*

A SHORT-TERM RESIDENTIAL RENTAL LICENSE MAY BE ISSUED ONLY:

(1) TO THE OWNER OF THE DWELLING UNIT TO BE USED FOR SHORT-TERM RESIDENTIAL RENTALS; AND

(2) FOR A MAXIMUM OF 2 DWELLING UNITS, SO LONG AS 1 OF THE DWELLING UNITS IS THE OWNER'S PERMANENT RESIDENCE.

(B) *ADDITIONAL REQUIREMENTS.*

(1) *IN GENERAL.*

ALL APPLICANTS FOR AN INITIAL OR RENEWAL LICENSE MUST MEET THE FOLLOWING REQUIREMENTS.

(2) *PROOF OF OWNER'S PERMANENT RESIDENCE.*

THE OWNER MUST PROVIDE PROOF THAT THE DWELLING UNIT (OR, IF 2 DWELLING UNITS ARE APPLIED FOR, 1 OF THOSE UNITS) IS THE OWNER'S PERMANENT RESIDENCE.

(3) *NON-OWNER-OCCUPIED DWELLINGS.*

FOR ANY DWELLING UNIT THAT IS A "NON-OWNER-OCCUPIED DWELLING UNIT" (AS DEFINED IN CITY CODE ARTICLE 13, SUBTITLE 4 {"REGISTRATION OF NON-OWNER-OCCUPIED DWELLINGS ..."}):

(I) THE DWELLING UNIT MUST BE CURRENTLY REGISTERED, AS REQUIRED BY THAT SUBTITLE 4;

(II) ALL REGISTRATION FEES AND ALL RELATED INTEREST REQUIRED BY THAT SUBTITLE 4 MUST HAVE BEEN PAID; AND

(III) ALL OTHER REQUIREMENTS OF ARTICLE 13 APPLICABLE TO NON-OWNER-OCCUPIED DWELLING UNITS MUST BE COMPLIED WITH.

(4) *SALES AND USE TAX.*

THE OWNER MUST BE REGISTERED WITH THE STATE COMPTROLLER FOR THE COLLECTION OF THE STATE'S SALES AND USE TAX.

§ 48-8. LICENSE TERM AND RENEWAL.

(A) *TERM.*

EACH SHORT-TERM RESIDENTIAL RENTAL LICENSE EXPIRES ANNUALLY ON THE ANNIVERSARY OF ITS ISSUANCE.

(B) *RENEWAL.*

(1) BEFORE A LICENSE EXPIRES, THE HOST MAY APPLY TO RENEW IT FOR AN ADDITIONAL 1-YEAR TERM.

(2) THE RENEWAL APPLICATION MUST BE SUBMITTED TO THE FINANCE DEPARTMENT, WITH THE APPLICABLE ANNUAL FEE, AT LEAST 30 DAYS BEFORE THE CURRENT LICENSE EXPIRES.

§ 48-9. LICENSE FEE.

THE ANNUAL LICENSE FEE FOR A SHORT-TERM RESIDENTIAL RENTAL LICENSE IS $100 PER DWELLING UNIT, SUBJECT TO ADJUSTMENT IN ACCORDANCE WITH THE CITY FEE POLICY.

§§ 48-10 TO 48-14. *{RESERVED}*

PART 3. OPERATIONAL REQUIREMENTS

§ 48-15. HOSTS.

(A) *IN GENERAL.*

ALL HOSTS MUST COMPLY THE FOLLOWING REQUIREMENTS.

(B) *NUMBER OF RENTAL DAYS.*

(1) *UNHOSTED RENTALS.*

A DWELLING UNIT MAY BE USED FOR UNHOSTED RENTALS NO MORE THAN 60 DAYS IN ANY LICENSE YEAR.

(2) *HOSTED RENTALS.*

A DWELLING UNIT MAY BE USED FOR HOSTED RENTALS AN UNLIMITED NUMBER OF DAYS IN A LICENSE YEAR.

(C) *HOMEOWNERS' ASSOCIATION, ETC., REGULATIONS.*

THE USE OF A DWELLING UNIT FOR SHORT-TERM RESIDENTIAL RENTALS MUST COMPLY WITH ALL APPLICABLE REGULATIONS OF ANY GOVERNING HOMEOWNERS' ASSOCIATION OR CONDOMINIUM REGIME.

(D) *CITY CODES COMPLIANCE.*

THE DWELLING UNIT MUST BE MAINTAINED IN COMPLIANCE WITH THE CITY BUILDING, FIRE, AND RELATED CODES ARTICLE, THE CITY HEALTH ARTICLE, AND THE ZONING CODE OF BALTIMORE CITY.

(E) *RECORD OF RENTALS AND GUESTS.*

THE HOST MUST:

(1) MAKE A RECORD, IN THE FORM AND CONTAINING THE INFORMATION REQUIRED BY THE RULES AND REGULATIONS ADOPTED UNDER THIS SUBTITLE, OF ALL OF THE HOST'S SHORT-TERM RESIDENTIAL RENTALS AND THEIR RESPECTIVE TRANSIENT GUESTS;

(2) MAINTAIN THAT RECORD FOR AT LEAST THE PERIOD OF YEARS REQUIRED BY THE RULES AND REGULATIONS ADOPTED UNDER THIS SUBTITLE; AND

(3) ON REQUEST, MAKE THAT RECORD AVAILABLE FOR INSPECTION BY THE FINANCE DEPARTMENT.

(F) *POSTING EMERGENCY CONTACT.*

(1) DURING THE TERM OF ANY UNHOSTED RENTAL, THE HOST MUST PROMINENTLY DISPLAY, IN AN AREA OF THE DWELLING UNIT THAT IS READILY ACCESSIBLE TO THE TRANSIENT GUESTS, EMERGENCY CONTACT INFORMATION FOR A REPRESENTATIVE OF THE HOST.

(2) THIS REPRESENTATIVE MUST RESIDE WITHIN 15 MILES OF THE DWELLING UNIT AND BE ACCESSIBLE FOR THE ENTIRETY TERM OF THE UNHOSTED RENTAL.

(G) *POSTING NOTICE OF LICENSURE.*

AT ALL TIMES DURING THE TERM OF A SHORT-TERM RESIDENTIAL RENTAL, THE HOST MUST PROMINENTLY DISPLAY A SIGN, IN THE FORM AND MANNER REQUIRED BY THE RULES AND REGULATIONS ADOPTED UNDER THIS SUBTITLE, STATING THAT THE FACILITY IS LICENSED FOR SHORT-TERM RESIDENTIAL RENTALS.

(H) *DISPLAYING LICENSE NUMBER ON HOSTING PLATFORM.*

THE HOST MUST INCLUDE HIS OR HER LICENSE NUMBER IN ANY ADVERTISEMENT OR LISTING OF THE DWELLING UNIT ON A HOSTING PLATFORM.

§ 48-16. HOSTING PLATFORMS.

(A) *IN GENERAL.*

HOSTING PLATFORMS MUST COMPLY THE FOLLOWING REQUIREMENTS.

(B) *VERIFICATION OF HOST'S BONA FIDES.*

(1) NO HOSTING PLATFORM MAY ADVERTISE, LIST, OR OTHERWISE FACILITATE BOOKING TRANSACTIONS FOR A SHORT-TERM RESIDENTIAL RENTAL IN THE CITY WITHOUT HAVING VERIFIED WITH THE FINANCE DEPARTMENT THAT THE LICENSE OF THE HOST IS VALID AND THAT THE ADDRESS OF THE DWELLING UNIT MATCHES THE ADDRESS LISTED FOR THE LICENSE.

(2) A HOSTING PLATFORM THAT HAS VERIFIED THE VALIDITY OF A LICENSE FOR A SHORT-TERM RESIDENTIAL RENTAL IS NOT REQUIRED TO RE-VERIFY THE VALIDITY OF THE LICENSE, UNLESS:

(I) THE FINANCE DEPARTMENT HAS NOTIFIED THE HOSTING PLATFORM THAT THE DWELLING UNIT CANNOT LAWFULLY BE USED FOR A SHORT-TERM RESIDENTIAL RENTAL; OR

(II) THE HOST HAS CEASED TO OFFER SHORT-TERM RESIDENTIAL RENTALS THROUGH THAT HOSTING PLATFORM FOR A PERIOD OF 12 MONTHS OR MORE SINCE THE LICENSE WAS LAST VERIFIED.

(3) IF THE FINANCE DEPARTMENT NOTIFIES A HOSTING PLATFORM THAT A DWELLING UNIT CANNOT LAWFULLY BE USED FOR A SHORT-TERM RESIDENTIAL RENTAL, THE HOSTING PLATFORM MAY NOT ADVERTISE, LIST, OR OTHERWISE FACILITATE BOOKING TRANSACTIONS FOR THAT DWELLING UNTIL IT RECEIVES SUBSEQUENT CONFIRMATION FROM THE DEPARTMENT THAT THE SHORT-TERM RESIDENTIAL RENTAL CAN LAWFULLY BE PROVIDED.

(C) *RENTAL RECORDS.*

(1) *IN GENERAL.*

A HOSTING PLATFORM MUST:

(I) MAKE A RECORD OF ALL SHORT-TERM RESIDENTIAL RENTALS IN BALTIMORE CITY FACILITATED BY THAT PLATFORM;

(II) MAINTAIN THAT RECORD FOR AT LEAST THE PERIOD OF YEARS REQUIRED BY THE RULES AND REGULATIONS ADOPTED UNDER THIS SUBTITLE; AND

(III) ON REQUEST, MAKE THAT RECORD AVAILABLE FOR INSPECTION BY THE FINANCE DEPARTMENT.

(2) *CONTENTS.*

THESE RECORDS MUST INCLUDE, FOR EACH SHORT-TERM RESIDENTIAL RENTAL:

(I) THE NAME AND LICENSE NUMBER OF THE HOST WHO PROVIDED THE SHORT-TERM RESIDENTIAL RENTAL;

(II) THE STREET ADDRESS OF THE SHORT-TERM RESIDENTIAL RENTAL;

(III) THE DATE OF THE BOOKING TRANSACTION;

(IV) THE NAME AND ADDRESS OF THE TRANSIENT GUEST WHO BOOKED THE SHORT-TERM RESIDENTIAL RENTAL;

(V) THE START AND END DATES OF THE SHORT-TERM RESIDENTIAL RENTAL;

(VI) THE RENT AND OTHER FEES CHARGED BY THE HOST AND BY THE HOSTING PLATFORM FOR PROVIDING OR FACILITATING THE SHORT-TERM RESIDENTIAL RENTAL AND RELATED SERVICES; AND

(VII) ANY OTHER INFORMATION REQUIRED BY THE RULES AND REGULATIONS ADOPTED UNDER THIS SUBTITLE.

(D) *DISPLAY OF LICENSE NUMBERS.*

IN ANY ADVERTISEMENT OR LISTING OF A DWELLING UNIT AVAILABLE FOR SHORT-TERM RESIDENTIAL RENTALS IN BALTIMORE CITY, HOSTING PLATFORMS MUST INCLUDE THE LICENSE NUMBERS OF THE HOSTS OFFERING THOSE RENTALS.

§§ 48-17 TO 48-20 *{RESERVED}*

PART 4. ADMINISTRATIVE SANCTIONS

§ 48-21. DENIAL, SUSPENSION, OR REVOCATION OF LICENSE – IN GENERAL.

SUBJECT TO THE HEARING PROVISIONS OF § 48-22 OF THIS SUBTITLE, THE FINANCE DIRECTOR MAY DENY, SUSPEND, OR REVOKE A SHORT-TERM RESIDENTIAL RENTAL LICENSE OR RENEWAL LICENSE FOR ANY OF THE FOLLOWING CAUSES:

(1) MAKING ANY MATERIAL FALSE STATEMENT IN AN APPLICATION FOR AN INITIAL OR RENEWAL LICENSE;

(2) FRAUDULENTLY OR DECEPTIVELY OBTAINING THE LICENSE FOR ONESELF OR FOR ANOTHER;

(3) FRAUDULENTLY OR DECEPTIVELY USING THE LICENSE;

(4) FAILING TO ABATE WITHIN 120 DAYS OF ISSUANCE ANY VIOLATION NOTICE, ORDER, OR CITATION FOR VIOLATING ANY PROVISION OF THE CITY BUILDING, FIRE, AND RELATED CODES ARTICLE, THE CITY HEALTH ARTICLE, OR THE ZONING CODE OF BALTIMORE CITY; OR

(5) FAILING TO COMPLY WITH ANY PROVISION OF THIS SUBTITLE OR OF ANY RULE OR REGULATION ADOPTED UNDER THIS SUBTITLE.

§ 48-22. DENIAL, SUSPENSION, OR REVOCATION OF LICENSE – NOTICE AND HEARING.

(A) *IN GENERAL.*

NO LICENSE MAY BE DENIED, SUSPENDED, OR REVOKED UNDER THIS SUBTITLE UNLESS THE FINANCE DIRECTOR FIRST GIVES THE LICENSEE:

(1) NOT LESS THAN 10 DAYS NOTICE IN WRITING OF THE DIRECTOR'S INTENT TO DENY, SUSPEND, OR REVOKE THE LICENSE; AND

(2) AN OPPORTUNITY TO BE HEARD AS TO WHY THE LICENSE SHOULD NOT BE DENIED, SUSPENDED, OR REVOKED.

(B) *EXCEPTION.*

THE FINANCE DIRECTOR MAY DENY, SUSPEND, OR REVOKE A LICENSE WITHOUT PRIOR NOTICE AND OPPORTUNITY TO BE HEARD IF, IN THE OPINION OF THE FINANCE DIRECTOR OR OF THE FIRE CHIEF, HOUSING COMMISSIONER, HEALTH COMMISSIONER, OR POLICE

COMMISSIONER, THE HEALTH, SAFETY, OR WELFARE OF THE OCCUPANTS OR OF THE GENERAL PUBLIC ARE IN IMMINENT DANGER.

§ 48-23. JUDICIAL AND APPELLATE REVIEW.

(A) *JUDICIAL REVIEW.*

A PERSON AGGRIEVED BY A DECISION OF THE FINANCE DIRECTOR UNDER THIS SUBTITLE MAY SEEK JUDICIAL REVIEW OF THAT DECISION BY PETITION TO THE CIRCUIT COURT FOR BALTIMORE CITY IN ACCORDANCE WITH THE MARYLAND RULES OF PROCEDURE.

(B) *STAYS.*

(1) THE FILING OF A PETITION FOR JUDICIAL REVIEW DOES NOT STAY THE DECISION OF THE COMMISSIONER.

(2) HOWEVER, ON MOTION AND AFTER HEARING, THE COURT MAY GRANT A STAY AS PROVIDED IN THE MARYLAND RULES OF PROCEDURE.

(C) *APPELLATE REVIEW.*

A PARTY TO THE JUDICIAL REVIEW MAY APPEAL THE COURT'S FINAL JUDGMENT TO THE COURT OF SPECIAL APPEALS IN ACCORDANCE WITH THE MARYLAND RULES OF PROCEDURE.

§ 48-24 *{RESERVED}*

PART 5. ENFORCEMENT

§ 48-25. ENFORCEMENT BY ENVIRONMENTAL CITATION.

(A) *IN GENERAL.*

IN ADDITION TO ANY OTHER CIVIL OR CRIMINAL REMEDY OR ENFORCEMENT PROCEDURE, THIS SUBTITLE MAY BE ENFORCED BY ISSUANCE OF AN ENVIRONMENTAL CITATION UNDER CITY CODE ARTICLE 1, SUBTITLE 40 {"ENVIRONMENTAL CONTROL BOARD"}.

(B) *PROCESS NOT EXCLUSIVE.*

THE ISSUANCE OF A CITATION TO ENFORCE THIS SUBTITLE DOES NOT PRECLUDE PURSUING ANY OTHER CIVIL OR CRIMINAL REMEDY OR ENFORCEMENT ACTION AUTHORIZED BY LAW.

§ 48-26. PENALTIES.

(A) *IN GENERAL.*

ANY PERSON WHO VIOLATES ANY PROVISION OF THIS SUBTITLE (INCLUDING ANY OFFENSE LISTED IN § 48-21 OF THIS SUBTITLE AS POTENTIAL CAUSE FOR A DENIAL, SUSPENSION, OR REVOCATION OF A LICENSE) OR ANY PROVISION OF A RULE OR REGULATION ADOPTED

UNDER THIS SUBTITLE IS GUILTY OF A MISDEMEANOR AND, ON CONVICTION, IS SUBJECT TO A FINE OF NOT MORE THAN $500 FOR EACH OFFENSE.

(B) *EACH DAY A SEPARATE OFFENSE.*

EACH DAY THAT A VIOLATION CONTINUES IS A SEPARATE OFFENSE.

Article 28. Taxes

Subtitle 21. Hotel Room Tax

§ 21-1. Definitions.

(a) *In general.*

In this subtitle, the following terms have the meanings indicated.

(b) *Gross amounts of money.*

"Gross amounts of money" means the total gross payments of any kind or character (including cash, credit, property, and services), [received in a retail transaction for which real property is rented,] whether received in money or otherwise, without any deduction for charges or other amounts for any services necessary to complete the transaction.

(c) *Hotel.*

"Hotel" means a building containing sleeping accommodations for more than 5 persons and open to the transient public.

(d) *Owners or operators of hotels.*

"Owners or operators of hotels" means any person:

(1) possessing or having an ownership interest in a hotel;

(2) engaged in the business of operating a hotel; or

(3) receiving any consideration for the rental of a hotel room for sleeping accommodations, including, without limitation, any broker, service provider, or other intermediary:

(i) with which a hotel has contracted to arrange for the rental of a hotel room for sleeping accommodations; or

(ii) that has acquired any hotel room for subsequent rental from the hotel for sleeping accommodations.

(E) *SHORT-TERM RESIDENTIAL RENTAL (AND RELATED TERMS).*

"SHORT-TERM RESIDENTIAL RENTAL" AND RELATED TERMS (SUCH AS "BOOKING TRANSACTION", "DWELLING UNIT", "HOST", "HOSTING PLATFORM", AND "TRANSIENT GUEST") HAVE THE RESPECTIVE MEANINGS STATED IN CITY CODE ARTICLE 15, SUBTITLE 48 {"SHORT-TERM RESIDENTIAL RENTALS"}.

(F) [e] *Transient guest or tenant.*

"Transient guest or tenant" means a person or persons renting, using, or occupying a room or rooms FOR FEWER THAN 90 CONSECUTIVE DAYS:

(1) in a hotel for sleeping accommodations [for less than 90 consecutive days]; OR

(2) IN A DWELLING UNIT FOR A SHORT-TERM RESIDENTIAL RENTAL.

§ 21-2. Tax imposed.

A tax of 9.5%, TO BE PAID AND COLLECTED AS PROVIDED IN THIS SUBTITLE, is levied and imposed on all gross amounts of money THAT ARE [paid to]:

(1) PAID TO the owners or operators hotels in the City by transient guests or tenants for renting, using, or occupying a room or rooms for sleeping accommodations[, to be paid and collected as provided in this subtitle];

(2) PAID TO HOSTING PLATFORMS BY TRANSIENT GUESTS FOR BOOKING OR OTHERWISE FACILITATING SHORT-TERM RESIDENTIAL RENTALS; OR

(3) PAID TO HOSTS BY TRANSIENT GUESTS FOR PROVIDING SHORT-TERM RESIDENTIAL RENTALS.

§ 21-4. Collections.

(a) [*Hotel to collect and remit.*] *TAX TO BE COLLECTED AND REMITTED.*

Every person, firm, association, or corporation [owning or operating any hotel in Baltimore City] SUBJECT TO THE TAX IMPOSED BY § 21-2 {"TAX IMPOSED"} OF THIS SUBTITLE:

(1) shall collect the tax levied and imposed by this subtitle from the persons paying the rental or other charges for the use or occupancy of any room or rooms for sleeping accommodations [in his or its hotel]; and

(2) shall pay the tax to the Director of Finance on or before the 25th day of each month.

. . . .

Article 1. Mayor, City Council, and Municipal Agencies

Subtitle 40. Environmental Control Board

§ 40-14. Offenses to which subtitle applies.

. . . .

(e) *Provisions and penalties enumerated.*

. . . .

(2) ***Article 15. Licensing and Regulation***

. . . .

SUBTITLE 48. SHORT-TERM RESIDENTIAL RENTALS

§ 48-6. LICENSE REQUIRED *{FOR HOST}*	$500
§ 48-16. *{OPERATIONAL REQUIREMENTS FOR}* HOSTING PLATFORMS	$1,000
§ 48-21. *{OFFENSES THERE LISTED AS CAUSE FOR}* DENIAL, SUSPENSION, OR REVOCATION OF LICENSE	$500
ALL OTHER PROVISIONS	$250

. . . .

SECTION 2. AND BE IT FURTHER ORDAINED, That the catchlines contained in this Ordinance are not law and may not be considered to have been enacted as a part of this or any prior Ordinance.

SECTION 3. AND BE IT FURTHER ORDAINED, That this Ordinance takes effect on the 180th day after the date it is enacted.

INTRODUCTORY*

CITY OF BALTIMORE
COUNCIL BILL ____

APPROVED FOR FORM, STYLE, AND TEXTUAL SUFFICIENCY
01/02/18
DEP'T LEGISLATIVE REFERENCE

Introduced by: Councilmember Costello, President Young

A BILL ENTITLED

AN ORDINANCE concerning

Short-Term Residential Rentals – Regulation and Taxation

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.

BY adding
Article 15 - Licensing and Regulation
Sections 48-1 through 48-26, to be under the new subtitle,
"Subtitle 48. Short-Term Residential Rentals"
Baltimore City Code
(Edition 2000)

BY repealing and reordaining with amendments
Article 28 - Taxes
Sections 21-1, 21-2, and 21-4(a)
Baltimore City Code
(Edition 2000)

BY adding
Article 1 - Mayor, City Council, and Municipal Agencies
Section(s) 40-14(e)(2)(Subtitle 48)
Baltimore City Code
(Edition 2000)

SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE, That the Laws of Baltimore City read as follows:

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

* WARNING: THIS IS AN UNOFFICIAL, INTRODUCTORY COPY OF THE BILL.
THE OFFICIAL COPY CONSIDERED BY THE CITY COUNCIL IS THE FIRST READER COPY.

Baltimore City Code

Article 15 . Licensing and Regulation

SUBTITLE 48. SHORT-TERM RESIDENTIAL RENTALS

PART 1. DEFINITIONS; GENERAL PROVISIONS

§ 48-1. DEFINITIONS.

(A) *IN GENERAL.*

IN THIS SUBTITLE, THE FOLLOWING TERMS HAVE THE MEANINGS INDICATED.

(B) *BOOKING TRANSACTION.*

"BOOKING TRANSACTION" MEANS A RESERVATION TRANSACTION BETWEEN A HOST AND A PROSPECTIVE TRANSIENT GUEST FOR A SHORT-TERM RESIDENTIAL RENTAL.

(C) *DWELLING UNIT.*

"DWELLING UNIT" HAS THE MEANING STATED IN § 202.2 OF THE BALTIMORE CITY BUILDING CODE.

(D) *FINANCE DEPARTMENT; DEPARTMENT.*

"FINANCE DEPARTMENT" OR "DEPARTMENT" MEANS THE BALTIMORE CITY DEPARTMENT OF FINANCE.

(E) *FINANCE DIRECTOR; DIRECTOR.*

"FINANCE DIRECTOR" OR "DIRECTOR" MEANS THE DIRECTOR OF THE BALTIMORE CITY DEPARTMENT OF FINANCE OR THE DIRECTOR'S DESIGNEE.

(F) *HOST.*

"HOST" MEANS THE OWNER OF A DWELLING UNIT WHO PROVIDES OR OFFERS TO PROVIDE ALL OR PART OF THE DWELLING UNIT FOR SHORT-TERM RESIDENTIAL RENTAL USE IN EXCHANGE FOR A FEE.

(G) *HOSTED RENTAL.*

"HOSTED RENTAL" MEANS A SHORT-TERM RESIDENTIAL RENTAL WHERE THE HOST ALSO OCCUPIES THE DWELLING UNIT DURING THE TRANSIENT GUEST'S STAY.

(H) *HOSTING PLATFORM.*

"HOSTING PLATFORM" MEANS AN INTERNET-BASED ENTITY THAT:

(1) FACILITATES RESERVATIONS OF SHORT-TERM RESIDENTIAL RENTALS;

(2) SERVES AS A CONDUIT OF COMMUNICATION BETWEEN HOSTS AND TRANSIENT GUESTS; OR

(3) OTHERWISE FACILITATES BOOKING TRANSACTIONS FOR SHORT-TERM RESIDENTIAL RENTALS.

(I) *PERMANENT RESIDENCE.*

(1) "PERMANENT RESIDENCE" MEANS A DWELLING UNIT:

(I) IN WHICH THE OWNER RESIDES FOR AN AGGREGATE OF AT LEAST 180 DAYS ANNUALLY; AND

(II) THAT IS THE OWNER'S USUAL PLACE OF RETURN FOR HOUSING, AS DOCUMENTED BY AT LEAST ONE OF THE FOLLOWING:

(A) DRIVER'S LICENSE;

(B) VOTER REGISTRATION; OR

(C) OFFICIAL DESIGNATION OF THE DWELLING UNIT AS THE OWNER'S PRINCIPLE RESIDENCE IN ACCORDANCE WITH THE CRITERIA GOVERNING THE STATE HOMESTEAD TAX CREDIT.

(2) FOR PURPOSES OF THIS SUBTITLE, A HOST MAY HAVE ONLY 1 "PERMANENT RESIDENCE".

(J) *SHORT-TERM RESIDENTIAL RENTAL.*

"SHORT-TERM RESIDENTIAL RENTAL" MEANS THE USE, FACILITATED IN WHOLE OR IN PART BY A HOSTING PLATFORM, OF ALL OR ANY PART OF A DWELLING UNIT TO PROVIDE ACCOMMODATIONS TO TRANSIENT GUESTS FOR SLEEPING OR LODGING PURPOSES IN EXCHANGE FOR A FEE.

(K) *TRANSIENT GUEST.*

(1) *ANCILLARY DEFINITION OF "TRANSIENT".*

IN THIS SUBSECTION, "TRANSIENT" MEANS ANY PERSON WHO OCCUPIES, OR HAS BEEN GIVEN THE RIGHT TO OCCUPY, SLEEPING OR LODGING ACCOMMODATIONS FOR A PERIOD OF FEWER THAN 90 CONSECUTIVE DAYS.

(2) *"TRANSIENT GUEST" DEFINED.*

"TRANSIENT GUEST" MEANS ANY TRANSIENT WHO USES A HOSTING PLATFORM TO FACILITATE A SHORT-TERM RESIDENTIAL RENTAL.

(L) *UNHOSTED RENTAL.*

"UNHOSTED RENTAL" MEANS A SHORT-TERM RESIDENTIAL RENTAL WHERE THE HOST DOES NOT OCCUPY THE DWELLING UNIT DURING THE TRANSIENT GUEST'S STAY.

§ 48-2. MANDATORY, PROHIBITORY, AND PERMISSIVE TERMS.

(A) *MANDATORY TERMS.*

"MUST" AND "SHALL" ARE EACH MANDATORY TERMS USED TO EXPRESS A REQUIREMENT OR TO IMPOSE A DUTY.

(B) *PROHIBITORY TERMS.*

"MAY NOT" AND "NO ... MAY" ARE EACH MANDATORY NEGATIVE TERMS USED TO ESTABLISH A PROHIBITION.

(C) *PERMISSIVE TERMS.*

"MAY" IS PERMISSIVE.

§ 48-3. RULES AND REGULATIONS.

(A) *IN GENERAL.*

THE FINANCE DIRECTOR MUST ADOPT RULES AND REGULATIONS TO CARRY OUT THIS SUBTITLE.

(B) *FILING WITH LEGISLATIVE REFERENCE.*

A COPY OF ALL RULES AND REGULATIONS ADOPTED UNDER THIS SUBTITLE MUST BE FILED WITH THE DEPARTMENT OF LEGISLATIVE REFERENCE BEFORE THEY TAKE EFFECT.

§§ 48-4 to 48-5. *{RESERVED}*

PART 2. LICENSING

§ 48-6. LICENSE REQUIRED.

(A) *IN GENERAL.*

NO PERSON MAY OPERATE A SHORT-TERM RESIDENTIAL RENTAL WITHOUT A CURRENTLY EFFECTIVE LICENSE TO DO SO FROM THE FINANCE DIRECTOR.

(B) *APPLICATION FOR LICENSE.*.

THE APPLICATION FOR AN INITIAL OR RENEWAL SHORT-TERM RESIDENTIAL RENTAL LICENSE MUST BE MADE IN THE FORM AND CONTAIN THE INFORMATION AND DOCUMENTATION THAT THE FINANCE DIRECTOR REQUIRES.

§ 48-7. LICENSING PREREQUISITES.

(A) *LIMITATIONS.*

A SHORT-TERM RESIDENTIAL RENTAL LICENSE MAY BE ISSUED ONLY:

(1) TO THE OWNER OF THE DWELLING UNIT TO BE USED FOR SHORT-TERM RESIDENTIAL RENTALS; AND

(2) FOR A MAXIMUM OF 2 DWELLING UNITS, SO LONG AS 1 OF THE DWELLING UNITS IS THE OWNER'S PERMANENT RESIDENCE.

(B) *ADDITIONAL REQUIREMENTS.*

(1) *IN GENERAL.*

ALL APPLICANTS FOR AN INITIAL OR RENEWAL LICENSE MUST MEET THE FOLLOWING REQUIREMENTS.

(2) *PROOF OF OWNER'S PERMANENT RESIDENCE.*

THE OWNER MUST PROVIDE PROOF THAT THE DWELLING UNIT (OR, IF 2 DWELLING UNITS ARE APPLIED FOR, 1 OF THOSE UNITS) IS THE OWNER'S PERMANENT RESIDENCE.

(3) *NON-OWNER-OCCUPIED DWELLINGS.*

FOR ANY DWELLING UNIT THAT IS A "NON-OWNER-OCCUPIED DWELLING UNIT" (AS DEFINED IN CITY CODE ARTICLE 13, SUBTITLE 4 {"REGISTRATION OF NON-OWNER-OCCUPIED DWELLINGS ..."}):

(I) THE DWELLING UNIT MUST BE CURRENTLY REGISTERED, AS REQUIRED BY THAT SUBTITLE 4;

(II) ALL REGISTRATION FEES AND ALL RELATED INTEREST REQUIRED BY THAT SUBTITLE 4 MUST HAVE BEEN PAID; AND

(III) ALL OTHER REQUIREMENTS OF ARTICLE 13 APPLICABLE TO NON-OWNER-OCCUPIED DWELLING UNITS MUST BE COMPLIED WITH.

(4) *SALES AND USE TAX.*

THE OWNER MUST BE REGISTERED WITH THE STATE COMPTROLLER FOR THE COLLECTION OF THE STATE'S SALES AND USE TAX.

§ 48-8. LICENSE TERM AND RENEWAL.

(A) *TERM.*

EACH SHORT-TERM RESIDENTIAL RENTAL LICENSE EXPIRES ANNUALLY ON THE ANNIVERSARY OF ITS ISSUANCE.

(B) *RENEWAL.*

(1) BEFORE A LICENSE EXPIRES, THE HOST MAY APPLY TO RENEW IT FOR AN ADDITIONAL 1-YEAR TERM.

(2) THE RENEWAL APPLICATION MUST BE SUBMITTED TO THE FINANCE DEPARTMENT, WITH THE APPLICABLE ANNUAL FEE, AT LEAST 30 DAYS BEFORE THE CURRENT LICENSE EXPIRES.

§ 48-9. LICENSE FEE.

THE ANNUAL LICENSE FEE FOR A SHORT-TERM RESIDENTIAL RENTAL LICENSE IS $100 PER DWELLING UNIT, SUBJECT TO ADJUSTMENT IN ACCORDANCE WITH THE CITY FEE POLICY.

§§ 48-10 TO 48-14. *{RESERVED}*

PART 3. OPERATIONAL REQUIREMENTS

§ 48-15. HOSTS.

(A) *IN GENERAL.*

ALL HOSTS MUST COMPLY THE FOLLOWING REQUIREMENTS.

(B) *NUMBER OF RENTAL DAYS.*

(1) *UNHOSTED RENTALS.*

A DWELLING UNIT MAY BE USED FOR UNHOSTED RENTALS NO MORE THAN 60 DAYS IN ANY LICENSE YEAR.

(2) *HOSTED RENTALS.*

A DWELLING UNIT MAY BE USED FOR HOSTED RENTALS AN UNLIMITED NUMBER OF DAYS IN A LICENSE YEAR.

(C) *HOMEOWNERS' ASSOCIATION, ETC., REGULATIONS.*

THE USE OF A DWELLING UNIT FOR SHORT-TERM RESIDENTIAL RENTALS MUST COMPLY WITH ALL APPLICABLE REGULATIONS OF ANY GOVERNING HOMEOWNERS' ASSOCIATION OR CONDOMINIUM REGIME.

(D) *CITY CODES COMPLIANCE.*

THE DWELLING UNIT MUST BE MAINTAINED IN COMPLIANCE WITH THE CITY BUILDING, FIRE, AND RELATED CODES ARTICLE, THE CITY HEALTH ARTICLE, AND THE ZONING CODE OF BALTIMORE CITY.

(E) *RECORD OF RENTALS AND GUESTS.*

THE HOST MUST:

(1) MAKE A RECORD, IN THE FORM AND CONTAINING THE INFORMATION REQUIRED BY THE RULES AND REGULATIONS ADOPTED UNDER THIS SUBTITLE, OF ALL OF THE HOST'S SHORT-TERM RESIDENTIAL RENTALS AND THEIR RESPECTIVE TRANSIENT GUESTS;

(2) MAINTAIN THAT RECORD FOR AT LEAST THE PERIOD OF YEARS REQUIRED BY THE RULES AND REGULATIONS ADOPTED UNDER THIS SUBTITLE; AND

(3) ON REQUEST, MAKE THAT RECORD AVAILABLE FOR INSPECTION BY THE FINANCE DEPARTMENT.

(F) *POSTING EMERGENCY CONTACT.*

(1) DURING THE TERM OF ANY UNHOSTED RENTAL, THE HOST MUST PROMINENTLY DISPLAY, IN AN AREA OF THE DWELLING UNIT THAT IS READILY ACCESSIBLE TO THE TRANSIENT GUESTS, EMERGENCY CONTACT INFORMATION FOR A REPRESENTATIVE OF THE HOST.

(2) THIS REPRESENTATIVE MUST RESIDE WITHIN 15 MILES OF THE DWELLING UNIT AND BE ACCESSIBLE FOR THE ENTIRETY TERM OF THE UNHOSTED RENTAL.

(G) *POSTING NOTICE OF LICENSURE.*

AT ALL TIMES DURING THE TERM OF A SHORT-TERM RESIDENTIAL RENTAL, THE HOST MUST PROMINENTLY DISPLAY A SIGN, IN THE FORM AND MANNER REQUIRED BY THE RULES AND REGULATIONS ADOPTED UNDER THIS SUBTITLE, STATING THAT THE FACILITY IS LICENSED FOR SHORT-TERM RESIDENTIAL RENTALS.

(H) *DISPLAYING LICENSE NUMBER ON HOSTING PLATFORM.*

THE HOST MUST INCLUDE HIS OR HER LICENSE NUMBER IN ANY ADVERTISEMENT OR LISTING OF THE DWELLING UNIT ON A HOSTING PLATFORM.

§ 48-16. HOSTING PLATFORMS.

(A) *IN GENERAL.*

HOSTING PLATFORMS MUST COMPLY THE FOLLOWING REQUIREMENTS.

(B) *VERIFICATION OF HOST'S BONA FIDES.*

(1) NO HOSTING PLATFORM MAY ADVERTISE, LIST, OR OTHERWISE FACILITATE BOOKING TRANSACTIONS FOR A SHORT-TERM RESIDENTIAL RENTAL IN THE CITY WITHOUT HAVING VERIFIED WITH THE FINANCE DEPARTMENT THAT THE LICENSE OF THE HOST IS VALID AND THAT THE ADDRESS OF THE DWELLING UNIT MATCHES THE ADDRESS LISTED FOR THE LICENSE.

(2) A HOSTING PLATFORM THAT HAS VERIFIED THE VALIDITY OF A LICENSE FOR A SHORT-TERM RESIDENTIAL RENTAL IS NOT REQUIRED TO RE-VERIFY THE VALIDITY OF THE LICENSE, UNLESS:

(I) THE FINANCE DEPARTMENT HAS NOTIFIED THE HOSTING PLATFORM THAT THE DWELLING UNIT CANNOT LAWFULLY BE USED FOR A SHORT-TERM RESIDENTIAL RENTAL; OR

(II) THE HOST HAS CEASED TO OFFER SHORT-TERM RESIDENTIAL RENTALS THROUGH THAT HOSTING PLATFORM FOR A PERIOD OF 12 MONTHS OR MORE SINCE THE LICENSE WAS LAST VERIFIED.

(3) IF THE FINANCE DEPARTMENT NOTIFIES A HOSTING PLATFORM THAT A DWELLING UNIT CANNOT LAWFULLY BE USED FOR A SHORT-TERM RESIDENTIAL RENTAL, THE HOSTING PLATFORM MAY NOT ADVERTISE, LIST, OR OTHERWISE FACILITATE BOOKING TRANSACTIONS FOR THAT DWELLING UNTIL IT RECEIVES SUBSEQUENT CONFIRMATION

FROM THE DEPARTMENT THAT THE SHORT-TERM RESIDENTIAL RENTAL CAN LAWFULLY BE PROVIDED.

(C) *RENTAL RECORDS.*

(1) *IN GENERAL.*

A HOSTING PLATFORM MUST:

(I) MAKE A RECORD OF ALL SHORT-TERM RESIDENTIAL RENTALS IN BALTIMORE CITY FACILITATED BY THAT PLATFORM;

(II) MAINTAIN THAT RECORD FOR AT LEAST THE PERIOD OF YEARS REQUIRED BY THE RULES AND REGULATIONS ADOPTED UNDER THIS SUBTITLE; AND

(III) ON REQUEST, MAKE THAT RECORD AVAILABLE FOR INSPECTION BY THE FINANCE DEPARTMENT.

(2) *CONTENTS.*

THESE RECORDS MUST INCLUDE, FOR EACH SHORT-TERM RESIDENTIAL RENTAL:

(I) THE NAME AND LICENSE NUMBER OF THE HOST WHO PROVIDED THE SHORT-TERM RESIDENTIAL RENTAL;

(II) THE STREET ADDRESS OF THE SHORT-TERM RESIDENTIAL RENTAL;

(III) THE DATE OF THE BOOKING TRANSACTION;

(IV) THE NAME AND ADDRESS OF THE TRANSIENT GUEST WHO BOOKED THE SHORT-TERM RESIDENTIAL RENTAL;

(V) THE START AND END DATES OF THE SHORT-TERM RESIDENTIAL RENTAL;

(VI) THE RENT AND OTHER FEES CHARGED BY THE HOST AND BY THE HOSTING PLATFORM FOR PROVIDING OR FACILITATING THE SHORT-TERM RESIDENTIAL RENTAL AND RELATED SERVICES; AND

(VII) ANY OTHER INFORMATION REQUIRED BY THE RULES AND REGULATIONS ADOPTED UNDER THIS SUBTITLE.

(D) *DISPLAY OF LICENSE NUMBERS.*

IN ANY ADVERTISEMENT OR LISTING OF A DWELLING UNIT AVAILABLE FOR SHORT-TERM RESIDENTIAL RENTALS IN BALTIMORE CITY, HOSTING PLATFORMS MUST INCLUDE THE LICENSE NUMBERS OF THE HOSTS OFFERING THOSE RENTALS.

§§ 48-17 TO 48-20 *{RESERVED}*

PART 4. ADMINISTRATIVE SANCTIONS

§ 48-21. DENIAL, SUSPENSION, OR REVOCATION OF LICENSE – IN GENERAL.

SUBJECT TO THE HEARING PROVISIONS OF § 48-22 OF THIS SUBTITLE, THE FINANCE DIRECTOR MAY DENY, SUSPEND, OR REVOKE A SHORT-TERM RESIDENTIAL RENTAL LICENSE OR RENEWAL LICENSE FOR ANY OF THE FOLLOWING CAUSES:

(1) MAKING ANY MATERIAL FALSE STATEMENT IN AN APPLICATION FOR AN INITIAL OR RENEWAL LICENSE;

(2) FRAUDULENTLY OR DECEPTIVELY OBTAINING THE LICENSE FOR ONESELF OR FOR ANOTHER;

(3) FRAUDULENTLY OR DECEPTIVELY USING THE LICENSE;

(4) FAILING TO ABATE WITHIN 120 DAYS OF ISSUANCE ANY VIOLATION NOTICE, ORDER, OR CITATION FOR VIOLATING ANY PROVISION OF THE CITY BUILDING, FIRE, AND RELATED CODES ARTICLE, THE CITY HEALTH ARTICLE, OR THE ZONING CODE OF BALTIMORE CITY; OR

(5) FAILING TO COMPLY WITH ANY PROVISION OF THIS SUBTITLE OR OF ANY RULE OR REGULATION ADOPTED UNDER THIS SUBTITLE.

§ 48-22. DENIAL, SUSPENSION, OR REVOCATION OF LICENSE – NOTICE AND HEARING.

(A) *IN GENERAL.*

NO LICENSE MAY BE DENIED, SUSPENDED, OR REVOKED UNDER THIS SUBTITLE UNLESS THE FINANCE DIRECTOR FIRST GIVES THE LICENSEE:

(1) NOT LESS THAN 10 DAYS NOTICE IN WRITING OF THE DIRECTOR'S INTENT TO DENY, SUSPEND, OR REVOKE THE LICENSE; AND

(2) AN OPPORTUNITY TO BE HEARD AS TO WHY THE LICENSE SHOULD NOT BE DENIED, SUSPENDED, OR REVOKED.

(B) *EXCEPTION.*

THE FINANCE DIRECTOR MAY DENY, SUSPEND, OR REVOKE A LICENSE WITHOUT PRIOR NOTICE AND OPPORTUNITY TO BE HEARD IF, IN THE OPINION OF THE FINANCE DIRECTOR OR OF THE FIRE CHIEF, HOUSING COMMISSIONER, HEALTH COMMISSIONER, OR POLICE COMMISSIONER, THE HEALTH, SAFETY, OR WELFARE OF THE OCCUPANTS OR OF THE GENERAL PUBLIC ARE IN IMMINENT DANGER.

§ 48-23. JUDICIAL AND APPELLATE REVIEW.

(A) *JUDICIAL REVIEW.*

A PERSON AGGRIEVED BY A DECISION OF THE FINANCE DURECTOR UNDER THIS SUBTITLE MAY SEEK JUDICIAL REVIEW OF THAT DECISION BY PETITION TO THE CIRCUIT COURT FOR BALTIMORE CITY IN ACCORDANCE WITH THE MARYLAND RULES OF PROCEDURE.

(B) *STAYS.*

(1) THE FILING OF A PETITION FOR JUDICIAL REVIEW DOES NOT STAY THE DECISION OF THE COMMISSIONER.

(2) HOWEVER, ON MOTION AND AFTER HEARING, THE COURT MAY GRANT A STAY AS PROVIDED IN THE MARYLAND RULES OF PROCEDURE.

(C) *APPELLATE REVIEW.*

A PARTY TO THE JUDICIAL REVIEW MAY APPEAL THE COURT'S FINAL JUDGMENT TO THE COURT OF SPECIAL APPEALS IN ACCORDANCE WITH THE MARYLAND RULES OF PROCEDURE.

§ 48-24 *{RESERVED}*

PART 5. ENFORCEMENT

§ 48-25. ENFORCEMENT BY ENVIRONMENTAL CITATION.

(A) *IN GENERAL.*

IN ADDITION TO ANY OTHER CIVIL OR CRIMINAL REMEDY OR ENFORCEMENT PROCEDURE, THIS SUBTITLE MAY BE ENFORCED BY ISSUANCE OF AN ENVIRONMENTAL CITATION UNDER CITY CODE ARTICLE 1, SUBTITLE 40 {"ENVIRONMENTAL CONTROL BOARD"}.

(B) *PROCESS NOT EXCLUSIVE.*

THE ISSUANCE OF A CITATION TO ENFORCE THIS SUBTITLE DOES NOT PRECLUDE PURSUING ANY OTHER CIVIL OR CRIMINAL REMEDY OR ENFORCEMENT ACTION AUTHORIZED BY LAW.

§ 48-26. PENALTIES.

(A) *IN GENERAL.*

ANY PERSON WHO VIOLATES ANY PROVISION OF THIS SUBTITLE (INCLUDING ANY OFFENSE LISTED IN § 48-21 OF THIS SUBTITLE AS POTENTIAL CAUSE FOR A DENIAL, SUSPENSION, OR REVOCATION OF A LICENSE) OR ANY PROVISION OF A RULE OR REGULATION ADOPTED UNDER THIS SUBTITLE IS GUILTY OF A MISDEMEANOR AND, ON CONVICTION, IS SUBJECT TO A FINE OF NOT MORE THAN $500 FOR EACH OFFENSE.

(B) *EACH DAY A SEPARATE OFFENSE.*

EACH DAY THAT A VIOLATION CONTINUES IS A SEPARATE OFFENSE.

Article 28. Taxes

Subtitle 21. Hotel Room Tax

§ 21-1. Definitions.

(a) *In general.*

In this subtitle, the following terms have the meanings indicated.

(b) *Gross amounts of money.*

"Gross amounts of money" means the total gross payments of any kind or character (including cash, credit, property, and services), [received in a retail transaction for which real property is rented,] whether received in money or otherwise, without any deduction for charges or other amounts for any services necessary to complete the transaction.

(c) *Hotel.*

"Hotel" means a building containing sleeping accommodations for more than 5 persons and open to the transient public.

(d) *Owners or operators of hotels.*

"Owners or operators of hotels" means any person:

(1) possessing or having an ownership interest in a hotel;

(2) engaged in the business of operating a hotel; or

(3) receiving any consideration for the rental of a hotel room for sleeping accommodations, including, without limitation, any broker, service provider, or other intermediary:

(i) with which a hotel has contracted to arrange for the rental of a hotel room for sleeping accommodations; or

(ii) that has acquired any hotel room for subsequent rental from the hotel for sleeping accommodations.

(E) *SHORT-TERM RESIDENTIAL RENTAL (AND RELATED TERMS).*

"SHORT-TERM RESIDENTIAL RENTAL" AND RELATED TERMS (SUCH AS "BOOKING TRANSACTION", "DWELLING UNIT", "HOST", "HOSTING PLATFORM", AND "TRANSIENT GUEST") HAVE THE RESPECTIVE MEANINGS STATED IN CITY CODE ARTICLE 15, SUBTITLE 48 {"SHORT-TERM RESIDENTIAL RENTALS"}.

(F) [e] *Transient guest or tenant.*

"Transient guest or tenant" means a person or persons renting, using, or occupying a room or rooms FOR FEWER THAN 90 CONSECUTIVE DAYS:

(1) in a hotel for sleeping accommodations [for less than 90 consecutive days]; OR

(2) IN A DWELLING UNIT FOR A SHORT-TERM RESIDENTIAL RENTAL.

§ 21-2. Tax imposed.

A tax of 9.5%, TO BE PAID AND COLLECTED AS PROVIDED IN THIS SUBTITLE, is levied and imposed on all gross amounts of money THAT ARE [paid to]:

(1) PAID TO the owners or operators hotels in the City by transient guests or tenants for renting, using, or occupying a room or rooms for sleeping accommodations[, to be paid and collected as provided in this subtitle];

(2) PAID TO HOSTING PLATFORMS BY TRANSIENT GUESTS FOR BOOKING OR OTHERWISE FACILITATING SHORT-TERM RESIDENTIAL RENTALS; OR

(3) PAID TO HOSTS BY TRANSIENT GUESTS FOR PROVIDING SHORT-TERM RESIDENTIAL RENTALS.

§ 21-4. Collections.

(a) [*Hotel to collect and remit.*] *TAX TO BE COLLECTED AND REMITTED.*

Every person, firm, association, or corporation [owning or operating any hotel in Baltimore City] SUBJECT TO THE TAX IMPOSED BY § 21-2 {"TAX IMPOSED"} OF THIS SUBTITLE:

(1) shall collect the tax levied and imposed by this subtitle from the persons paying the rental or other charges for the use or occupancy of any room or rooms for sleeping accommodations [in his or its hotel]; and

(2) shall pay the tax to the Director of Finance on or before the 25th day of each month.

. . . .

Article 1. Mayor, City Council, and Municipal Agencies

Subtitle 40. Environmental Control Board

§ 40-14. Offenses to which subtitle applies.

. . . .

(e) *Provisions and penalties enumerated.*

. . . .

(2) ***Article 15. Licensing and Regulation***

. . . .

SUBTITLE 48. SHORT-TERM RESIDENTIAL RENTALS

§ 48-6. LICENSE REQUIRED *{FOR HOST}*	$500
§ 48-16. *{OPERATIONAL REQUIREMENTS FOR}* HOSTING PLATFORMS	$1,000
§ 48-21. *{OFFENSES THERE LISTED AS CAUSE FOR}* DENIAL, SUSPENSION, OR REVOCATION OF LICENSE	$500
ALL OTHER PROVISIONS	$250

. . . .

SECTION 2. AND BE IT FURTHER ORDAINED, That the catchlines contained in this Ordinance are not law and may not be considered to have been enacted as a part of this or any prior Ordinance.

SECTION 3. AND BE IT FURTHER ORDAINED, That this Ordinance takes effect on the 180th day after the date it is enacted.

ACTION BY THE CITY COUNCIL

FIRST READING (INTRODUCTION) FEB 05 20 2018

PUBLIC HEARING HELD ON July 19 20 18

COMMITTEE REPORT AS OF October 29 20 18

___ FAVORABLE ___ UNFAVORABLE ✓ FAVORABLE AS AMENDED ___ WITHOUT RECOMMENDATION

Chair

COMMITTEE MEMBERS:

COMMITTEE MEMBERS:

SECOND READING: The Council's action being favorable (unfavorable), this City Council bill was (was not) ordered printed for Third Reading on:

OCT 29 2018 20 ___

___ Amendments were read and adopted (defeated) as indicated on the copy attached to this blue backing.

THIRD READING DEC 03 2018 20 ___

___ Amendments were read and adopted (defeated) as indicated on the copy attached to this blue backing.

THIRD READING (ENROLLED) DEC 06 2018 20 ___

___ Amendments were read and adopted (defeated) as indicated on the copy attached to this blue backing.

THIRD READING (RE-ENROLLED) 20 ___

WITHDRAWAL 20 ___

There being no objections to the request for withdrawal, it was so ordered that this City Council Ordinance be withdrawn from the files of the City Council.

President

Chief Clerk

 UNOFFICIAL REPRINT I 21SEP18

COUNCIL BILL 18-189

UNOFFICIAL REPRINT TO SHOW CONTEXT OF PROPOSED AMENDMENTS

A BILL ENTITLED

AN ORDINANCE concerning

Short-Term Residential Rentals – Regulation and Taxation

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~~ dates; and generally relating to the regulation and taxation of short-term residential rentals.

BY adding
Article 15 - Licensing and Regulation
Sections 48-1 through 48-26, to be under the new subtitle,
"Subtitle 48. Short-Term Residential Rentals"
Baltimore City Code
(Edition 2000)

BY repealing and reordaining with amendments
Article 28 - Taxes
Sections 21-1, 21-2, and 21-4(a)
Baltimore City Code
(Edition 2000)

BY adding
Article 1 - Mayor, City Council, and Municipal Agencies
Section(s) 40-14(e)(2)(Subtitle 48)
Baltimore City Code
(Edition 2000)

SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE, That the Laws of Baltimore City read as follows:

EXPLANATION: CAPITALS indicate matter added to existing law.
[Brackets] indicate matter deleted from existing law.
Underlining indicates matter added to the bill by amendment.
~~Strike-out~~ indicates matter stricken from the bill by amendment or deleted from existing law by amendment.

RECEIVED
OCT - 9 2018
BALTIMORE CITY COUNCIL
PRESIDENT'S OFFICE

Baltimore City Code

Article 15 . Licensing and Regulation

SUBTITLE 48. SHORT-TERM RESIDENTIAL RENTALS

PART 1. DEFINITIONS; GENERAL PROVISIONS

§ 48-1. DEFINITIONS.

(A) *IN GENERAL.*

IN THIS SUBTITLE, THE FOLLOWING TERMS HAVE THE MEANINGS INDICATED.

(B) *BOOKING TRANSACTION.*

"BOOKING TRANSACTION" MEANS A RESERVATION TRANSACTION BETWEEN A HOST AND A PROSPECTIVE TRANSIENT GUEST FOR A SHORT-TERM RESIDENTIAL RENTAL.

(C) *DWELLING UNIT.*

"DWELLING UNIT" HAS THE MEANING STATED IN § 202.2 OF THE BALTIMORE CITY BUILDING CODE.

~~(D) *FINANCE DEPARTMENT; DEPARTMENT.*~~

~~"FINANCE DEPARTMENT" OR "DEPARTMENT" MEANS THE BALTIMORE CITY DEPARTMENT OF FINANCE.~~

~~(E) *FINANCE DIRECTOR; DIRECTOR.*~~

~~"FINANCE DIRECTOR" OR "DIRECTOR" MEANS THE DIRECTOR OF THE BALTIMORE CITY DEPARTMENT OF FINANCE OR THE DIRECTOR'S DESIGNEE.~~

(D) ~~(F)~~ *HOST.*

"HOST" MEANS THE OWNER OF A DWELLING UNIT WHO PROVIDES OR OFFERS TO PROVIDE ALL OR PART OF THE DWELLING UNIT FOR SHORT-TERM RESIDENTIAL RENTAL USE IN EXCHANGE FOR A FEE.

~~(G) *HOSTED RENTAL.*~~

~~"HOSTED RENTAL" MEANS A SHORT-TERM RESIDENTIAL RENTAL WHERE THE HOST ALSO OCCUPIES THE DWELLING UNIT DURING THE TRANSIENT GUEST'S STAY.~~

(E) ~~(H)~~ *HOSTING PLATFORM.*

"HOSTING PLATFORM" MEANS AN INTERNET-BASED ENTITY THAT, IN EXCHANGE FOR A FEE:

(1) FACILITATES RESERVATIONS OF SHORT-TERM RESIDENTIAL RENTALS;

(2) SERVES AS A CONDUIT OF COMMUNICATION BETWEEN HOSTS AND TRANSIENT GUESTS; OR

(3) OTHERWISE FACILITATES BOOKING TRANSACTIONS FOR SHORT-TERM RESIDENTIAL RENTALS.

(F) *HOUSING COMMISSIONER; COMMISSIONER.*

"HOUSING COMMISSIONER" OR "COMMISSIONER" MEANS THE COMMISSIONER OF HOUSING AND COMMUNITY DEVELOPMENT OR THE COMMISSIONER'S DESIGNEE.

(G) ~~(H)~~ *PERMANENT RESIDENCE.*

(1) "PERMANENT RESIDENCE" MEANS A DWELLING UNIT:

(I) IN WHICH THE OWNER RESIDES FOR AN AGGREGATE OF AT LEAST 180 DAYS ANNUALLY; AND

(II) THAT IS THE OWNER'S USUAL PLACE OF RETURN FOR HOUSING, AS DOCUMENTED BY AT LEAST ONE OF THE FOLLOWING:

(A) DRIVER'S LICENSE;

(B) VOTER REGISTRATION; OR

(C) OFFICIAL DESIGNATION OF THE DWELLING UNIT AS THE OWNER'S PRINCIPLE RESIDENCE IN ACCORDANCE WITH THE CRITERIA GOVERNING THE STATE HOMESTEAD TAX CREDIT.

(2) FOR PURPOSES OF THIS SUBTITLE, A HOST MAY HAVE ONLY 1 "PERMANENT RESIDENCE".

(H) ~~(I)~~ *SHORT-TERM RESIDENTIAL RENTAL.*

"SHORT-TERM RESIDENTIAL RENTAL" MEANS THE USE, FACILITATED IN WHOLE OR IN PART BY A HOSTING PLATFORM, OF ALL OR ANY PART OF A DWELLING UNIT TO PROVIDE ACCOMMODATIONS TO TRANSIENT GUESTS FOR SLEEPING OR LODGING PURPOSES IN EXCHANGE FOR A FEE.

(I) ~~(K)~~ *TRANSIENT GUEST.*

(1) *ANCILLARY DEFINITION OF "TRANSIENT".*

IN THIS SUBSECTION, "TRANSIENT" MEANS ANY PERSON WHO OCCUPIES, OR HAS BEEN GIVEN THE RIGHT TO OCCUPY, SLEEPING OR LODGING ACCOMMODATIONS FOR A PERIOD OF FEWER THAN 90 CONSECUTIVE DAYS.

(2) *"TRANSIENT GUEST" DEFINED.*

"TRANSIENT GUEST" MEANS ANY TRANSIENT WHO USES A HOSTING PLATFORM TO FACILITATE A SHORT-TERM RESIDENTIAL RENTAL.

(J) ~~(L)~~ *UNHOSTED RENTAL.*

"UNHOSTED RENTAL" MEANS A SHORT-TERM RESIDENTIAL RENTAL WHERE THE HOST DOES NOT OCCUPY THE DWELLING UNIT DURING THE TRANSIENT GUEST'S STAY.

§ 48-2. MANDATORY, PROHIBITORY, AND PERMISSIVE TERMS.

(A) *MANDATORY TERMS.*

"MUST" AND "SHALL" ARE EACH MANDATORY TERMS USED TO EXPRESS A REQUIREMENT OR TO IMPOSE A DUTY.

(B) *PROHIBITORY TERMS.*

"MAY NOT" AND "NO ... MAY" ARE EACH MANDATORY NEGATIVE TERMS USED TO ESTABLISH A PROHIBITION.

(C) *PERMISSIVE TERMS.*

"MAY" IS PERMISSIVE.

§ 48-3. RULES AND REGULATIONS.

(A) *IN GENERAL.*

THE ~~FINANCE DIRECTOR~~ HOUSING COMMISSIONER MUST ADOPT RULES AND REGULATIONS TO CARRY OUT THIS SUBTITLE.

(B) *FILING WITH LEGISLATIVE REFERENCE.*

A COPY OF ALL RULES AND REGULATIONS ADOPTED UNDER THIS SUBTITLE MUST BE FILED WITH THE DEPARTMENT OF LEGISLATIVE REFERENCE BEFORE THEY TAKE EFFECT.

§§ 48-4 to 48-5. *{RESERVED}*

PART 2. LICENSING

§ 48-6. LICENSE REQUIRED.

(A) *IN GENERAL.*

NO PERSON MAY OPERATE A SHORT-TERM RESIDENTIAL RENTAL WITHOUT A CURRENTLY EFFECTIVE LICENSE TO DO SO FROM THE ~~FINANCE DIRECTOR~~ HOUSING COMMISSIONER.

(B) *APPLICATION FOR LICENSE..*

THE APPLICATION FOR AN INITIAL OR RENEWAL SHORT-TERM RESIDENTIAL RENTAL LICENSE MUST BE MADE IN THE FORM AND CONTAIN THE INFORMATION AND DOCUMENTATION THAT THE ~~FINANCE DIRECTOR~~ HOUSING COMMISSIONER REQUIRES.

§ 48-7. LICENSING PREREQUISITES.

(A) *LIMITATIONS.*

~~A SHORT-TERM RESIDENTIAL RENTAL LICENSE MAY BE ISSUED ONLY:~~

~~(1) TO THE OWNER OF THE DWELLING UNIT TO BE USED FOR SHORT-TERM RESIDENTIAL RENTALS; AND~~

~~(2) FOR A MAXIMUM OF 2 DWELLING UNITS, SO LONG AS 1 OF THE DWELLING UNITS IS THE OWNER'S PERMANENT RESIDENCE.~~

(1) EXCEPT AS PROVIDED IN PARAGRAPH (2) OF THIS SUBSECTION, A PERSON MAY ONLY BE ISSUED A SHORT-TERM RESIDENTIAL RENTAL LICENSE FOR HIS OR HER PERMANENT RESIDENCE.

(2) (I) A HOST MAY BE ISSUED A SHORT-TERM RESIDENTIAL RENTAL LICENSE FOR 1 ADDITIONAL DWELLING UNIT IF:

(A) THE DWELLING UNIT HAD A SUCCESSFULLY EXECUTED BOOKING TRANSACTION, AS DESCRIBED IN SUBPARAGRAPH (II) OF THIS PARAGRAPH (2), BETWEEN AUGUST 1, 2017, AND DECEMBER 31, 2018;

(B) THE HOST BECAME THE OWNER OF THE ADDITIONAL DWELLING UNIT ON OR BEFORE AUGUST 1, 2018; AND

(C) THE HOST APPLIES FOR A SHORT-TERM RESIDENTIAL RENTAL LICENSE FOR THE ADDITIONAL DWELLING UNIT NO LATER THAN THE 90TH DAY AFTER THE DATE ON WHICH THIS SUBTITLE TAKES EFFECT.

(II) FOR PURPOSES OF THIS PARAGRAPH (2), A BOOKING TRANSACTION IS DEEMED SUCCESSFULLY EXECUTED IF A FEE WAS EXCHANGED, WHETHER DIRECTLY OR INDIRECTLY, BETWEEN THE HOST APPLYING FOR THE DWELLING UNIT'S SHORT-TERM RESIDENTIAL RENTAL LICENSE AND A TRANSIENT GUEST, FOR THE SHORT-TERM RESIDENTIAL RENTAL OF THE DWELLING UNIT.

(3) SHORT-TERM RESIDENTIAL RENTAL LICENSES ARE NOT PROPERTY RIGHTS, AND A SHORT-TERM RESIDENTIAL RENTAL LICENSE DOES NOT TRANSFER ON THE SALE OR ANY OTHER OWNERSHIP TRANSFER OF A DWELLING UNIT.

(B) *ADDITIONAL REQUIREMENTS.*

(1) *IN GENERAL.*

ALL APPLICANTS FOR AN INITIAL OR RENEWAL LICENSE MUST MEET THE FOLLOWING REQUIREMENTS.

(2) *PROOF OF OWNER'S PERMANENT RESIDENCE.*

THE OWNER MUST PROVIDE PROOF THAT THE DWELLING UNIT (OR, IF 2 DWELLING UNITS ARE APPLIED FOR, 1 OF THOSE UNITS) IS THE OWNER'S PERMANENT RESIDENCE.

(3) *NON-OWNER-OCCUPIED DWELLINGS.*

FOR ANY DWELLING UNIT THAT IS A "NON-OWNER-OCCUPIED DWELLING UNIT" (AS DEFINED IN CITY CODE ARTICLE 13, SUBTITLE 4 {"REGISTRATION OF NON-OWNER-OCCUPIED DWELLINGS ..."}):

(I) THE DWELLING UNIT MUST BE CURRENTLY REGISTERED, AS REQUIRED BY THAT SUBTITLE 4;

(II) ALL REGISTRATION FEES AND ALL RELATED INTEREST REQUIRED BY THAT SUBTITLE 4 MUST HAVE BEEN PAID; AND

(III) ALL OTHER REQUIREMENTS OF ARTICLE 13 APPLICABLE TO NON-OWNER-OCCUPIED DWELLING UNITS MUST BE COMPLIED WITH.

(4) *SALES AND USE TAX.*

THE OWNER MUST BE REGISTERED WITH THE STATE COMPTROLLER FOR THE COLLECTION OF THE STATE'S SALES AND USE TAX.

§ 48-8. LICENSE TERM AND RENEWAL.

(A) *TERM.*

EACH SHORT-TERM RESIDENTIAL RENTAL LICENSE EXPIRES ~~ANNUALLY~~ BIENNIALLY ON THE ANNIVERSARY OF ITS ISSUANCE.

(B) *RENEWAL.*

(1) BEFORE A LICENSE EXPIRES, THE HOST MAY APPLY TO RENEW IT FOR AN ADDITIONAL ~~1-YEAR~~ 2-YEAR TERM.

(2) THE RENEWAL APPLICATION MUST BE SUBMITTED TO THE ~~FINANCE DEPARTMENT~~ HOUSING COMMISSIONER, WITH THE APPLICABLE ANNUAL FEE, AT LEAST 30 DAYS BEFORE THE CURRENT LICENSE EXPIRES.

§ 48-9. LICENSE FEE.

THE ~~ANNUAL~~ BIENNIAL LICENSE FEE FOR A SHORT-TERM RESIDENTIAL RENTAL LICENSE IS ~~$100~~ $200 PER DWELLING UNIT, SUBJECT TO ADJUSTMENT IN ACCORDANCE WITH THE CITY FEE POLICY.

§§ 48-10 TO 48-14. *{RESERVED}*

PART 3. OPERATIONAL REQUIREMENTS

§ 48-15. HOSTS.

(A) *IN GENERAL.*

ALL HOSTS MUST COMPLY WITH THE FOLLOWING REQUIREMENTS.

~~(B) *NUMBER OF RENTAL DAYS.*~~

~~(1) *UNHOSTED RENTALS.*~~

~~A DWELLING UNIT MAY BE USED FOR UNHOSTED RENTALS NO MORE THAN 60 DAYS IN ANY LICENSE YEAR.~~

~~(2) *HOSTED RENTALS.*~~

~~A DWELLING UNIT MAY BE USED FOR HOSTED RENTALS AN UNLIMITED NUMBER OF DAYS IN A LICENSE YEAR.~~

~~(C) *HOMEOWNERS' ASSOCIATION, ETC., REGULATIONS.*~~

~~THE USE OF A DWELLING UNIT FOR SHORT-TERM RESIDENTIAL RENTALS MUST COMPLY WITH ALL APPLICABLE REGULATIONS OF ANY GOVERNING HOMEOWNERS' ASSOCIATION OR CONDOMINIUM REGIME.~~

(B) ~~(D)~~ *CITY CODES COMPLIANCE.*

THE DWELLING UNIT MUST BE MAINTAINED IN COMPLIANCE WITH THE CITY BUILDING, FIRE, AND RELATED CODES ARTICLE, THE CITY HEALTH ARTICLE, AND THE ZONING CODE OF BALTIMORE CITY.

(C) ~~(E)~~ *RECORD OF RENTALS ~~AND GUESTS~~.*

THE HOST MUST:

(1) MAKE A RECORD, IN THE FORM AND CONTAINING THE INFORMATION REQUIRED BY THE RULES AND REGULATIONS ADOPTED UNDER THIS SUBTITLE, OF ALL OF THE HOST'S SHORT-TERM RESIDENTIAL RENTALS~~ AND THEIR RESPECTIVE TRANSIENT GUESTS~~;

(2) MAINTAIN THAT RECORD FOR AT LEAST THE PERIOD OF YEARS REQUIRED BY THE RULES AND REGULATIONS ADOPTED UNDER THIS SUBTITLE; AND

(3) ON REQUEST, MAKE THAT RECORD AVAILABLE FOR INSPECTION BY THE ~~FINANCE DEPARTMENT~~ HOUSING COMMISSIONER.

(D) ~~(F)~~ *POSTING EMERGENCY CONTACT.*

(1) DURING THE TERM OF ANY UNHOSTED RENTAL, THE HOST MUST PROMINENTLY DISPLAY, IN AN AREA OF THE DWELLING UNIT THAT IS READILY ACCESSIBLE TO THE TRANSIENT GUESTS, EMERGENCY CONTACT INFORMATION FOR A REPRESENTATIVE OF THE HOST.

(2) THIS REPRESENTATIVE MUST RESIDE WITHIN 15 MILES OF THE DWELLING UNIT AND BE ACCESSIBLE FOR THE ~~ENTIRETY~~ ENTIRE TERM OF THE UNHOSTED RENTAL.

(E) ~~(G)~~ *POSTING NOTICE OF LICENSURE.*

AT ALL TIMES DURING THE TERM OF A SHORT-TERM RESIDENTIAL RENTAL, THE HOST MUST PROMINENTLY DISPLAY A SIGN, IN THE FORM AND MANNER REQUIRED BY THE RULES AND REGULATIONS ADOPTED UNDER THIS SUBTITLE, STATING THAT THE ~~FACILITY~~ DWELLING UNIT IS LICENSED FOR SHORT-TERM RESIDENTIAL RENTALS.

(F) ~~(H)~~ *DISPLAYING LICENSE NUMBER ON HOSTING PLATFORM.*

THE HOST MUST INCLUDE HIS OR HER LICENSE NUMBER IN ANY ADVERTISEMENT OR LISTING OF THE DWELLING UNIT ON A HOSTING PLATFORM.

§ 48-16. HOSTING PLATFORMS.

(A) *IN GENERAL.*

(1) ~~HOSTING~~ ALL HOSTING PLATFORMS MUST COMPLY WITH THE FOLLOWING REQUIREMENTS.

(2) THE HOUSING COMMISSIONER MAY ISSUE AND SERVE ADMINISTRATIVE SUBPOENAS AS NECESSARY TO ENSURE COMPLIANCE BY HOSTING PLATFORMS WITH THIS SUBTITLE.

(B) *VERIFICATION OF HOST'S BONA FIDES.*

(1) NO HOSTING PLATFORM MAY ADVERTISE, LIST, OR OTHERWISE FACILITATE BOOKING TRANSACTIONS FOR A SHORT-TERM RESIDENTIAL RENTAL IN THE CITY WITHOUT HAVING VERIFIED WITH THE ~~FINANCE DEPARTMENT~~ HOUSING COMMISSIONER THAT THE LICENSE OF THE HOST IS VALID AND THAT THE ADDRESS OF THE DWELLING UNIT MATCHES THE ADDRESS LISTED FOR THE LICENSE.

(2) A HOSTING PLATFORM THAT HAS VERIFIED THE VALIDITY OF A LICENSE FOR A SHORT-TERM RESIDENTIAL RENTAL IS NOT REQUIRED TO RE-VERIFY THE VALIDITY OF THE LICENSE, UNLESS:

(I) THE ~~FINANCE DEPARTMENT~~ HOUSING COMMISSIONER HAS NOTIFIED THE HOSTING PLATFORM THAT THE DWELLING UNIT CANNOT LAWFULLY BE USED FOR A SHORT-TERM RESIDENTIAL RENTAL; OR

(II) THE HOST HAS CEASED TO OFFER SHORT-TERM RESIDENTIAL RENTALS THROUGH THAT HOSTING PLATFORM FOR A PERIOD OF 12 MONTHS OR MORE SINCE THE LICENSE WAS LAST VERIFIED.

(3) IF THE ~~FINANCE DEPARTMENT~~ HOUSING COMMISSIONER NOTIFIES A HOSTING PLATFORM THAT A DWELLING UNIT CANNOT LAWFULLY BE USED FOR A SHORT-TERM RESIDENTIAL RENTAL, THE HOSTING PLATFORM MAY NOT ADVERTISE, LIST, OR OTHERWISE FACILITATE BOOKING TRANSACTIONS FOR THAT DWELLING UNTIL IT RECEIVES SUBSEQUENT CONFIRMATION FROM THE ~~DEPARTMENT~~ COMMISSIONER THAT THE SHORT-TERM RESIDENTIAL RENTAL CAN LAWFULLY BE PROVIDED.

(4) IF A HOSTING PLATFORM RECEIVES WRITTEN NOTICE FROM THE HOUSING COMMISSIONER THAT A DWELLING UNIT ADVERTISED OR LISTED FOR SHORT-TERM RESIDENTIAL RENTAL ON THE HOSTING PLATFORM CANNOT LAWFULLY BE USED FOR A SHORT-TERM RESIDENTIAL RENTAL, THE HOSTING PLATFORM MUST REMOVE THE ADVERTISEMENT OR LISTING WITHIN 3 DAYS.

(5) A HOSTING PLATFORM MAY NOT COLLECT OR RECEIVE A FEE IN EXCHANGE FOR FACILITATING RESERVATIONS, ADVERTISEMENTS, OR LISTINGS OF SHORT-TERM RESIDENTIAL RENTALS, FOR SERVING AS A COMMUNICATION CONDUIT BETWEEN HOSTS AND TRANSIENT GUESTS, OR FOR OTHERWISE FACILITATING BOOKING TRANSACTIONS FOR SHORT-TERM RESIDENTIAL RENTALS IF THE DWELLING UNIT CANNOT LAWFULLY BE USED FOR A SHORT-TERM RESIDENTIAL RENTAL.

(C) *RENTAL RECORDS.*

(1) *IN GENERAL.*

A HOSTING PLATFORM MUST:

(I) MAKE A RECORD OF ALL SHORT-TERM RESIDENTIAL RENTALS IN BALTIMORE CITY ADVERTISED, LISTED, OR OTHERWISE FACILITATED BY THAT PLATFORM;

(II) MAINTAIN THAT RECORD FOR AT LEAST THE PERIOD OF YEARS REQUIRED BY THE RULES AND REGULATIONS ADOPTED UNDER THIS SUBTITLE; AND

(III) ON REQUEST, MAKE THAT RECORD AVAILABLE FOR INSPECTION BY THE ~~FINANCE DEPARTMENT~~ HOUSING COMMISSIONER.

(2) *CONTENTS.*

THESE RECORDS MUST INCLUDE, FOR EACH SHORT-TERM RESIDENTIAL RENTAL:

(I) THE NAME AND LICENSE NUMBER OF THE HOST WHO PROVIDED THE SHORT-TERM RESIDENTIAL RENTAL;

(II) THE STREET ADDRESS AND THE BLOCK AND LOT NUMBERS OF THE SHORT-TERM RESIDENTIAL RENTAL;

(III) THE DATE OF THE BOOKING TRANSACTION;

(IV) THE NAME AND ADDRESS OF THE TRANSIENT GUEST WHO BOOKED THE SHORT-TERM RESIDENTIAL RENTAL;

(V) THE START AND END DATES OF THE SHORT-TERM RESIDENTIAL RENTAL;

(VI) THE RENT AND OTHER FEES CHARGED BY THE HOST AND BY THE HOSTING PLATFORM FOR PROVIDING OR FACILITATING THE SHORT-TERM RESIDENTIAL RENTAL AND RELATED SERVICES; AND

(VII) ANY OTHER INFORMATION REQUIRED BY THE RULES AND REGULATIONS ADOPTED UNDER THIS SUBTITLE.

(D) *DISPLAY OF LICENSE NUMBERS.*

IN ANY ADVERTISEMENT OR LISTING OF A DWELLING UNIT AVAILABLE FOR SHORT-TERM RESIDENTIAL RENTALS IN BALTIMORE CITY, HOSTING PLATFORMS MUST INCLUDE THE LICENSE NUMBERS OF THE HOSTS OFFERING THOSE RENTALS.

§§ 48-17 TO 48-20 *{RESERVED}*

PART 4. ADMINISTRATIVE SANCTIONS

§ 48-21. DENIAL, SUSPENSION, OR REVOCATION OF LICENSE – IN GENERAL.

SUBJECT TO THE HEARING PROVISIONS OF § 48-22 OF THIS SUBTITLE, THE ~~FINANCE DIRECTOR~~ HOUSING COMMISSIONER MAY DENY, SUSPEND, OR REVOKE A SHORT-TERM RESIDENTIAL RENTAL LICENSE OR RENEWAL LICENSE FOR ANY OF THE FOLLOWING CAUSES:

(1) MAKING ANY MATERIAL FALSE STATEMENT IN AN APPLICATION FOR AN INITIAL OR RENEWAL LICENSE;

(2) FRAUDULENTLY OR DECEPTIVELY OBTAINING THE LICENSE FOR ONESELF OR FOR ANOTHER;

(3) FRAUDULENTLY OR DECEPTIVELY USING THE LICENSE;

(4) FAILING TO ABATE WITHIN 120 DAYS OF ISSUANCE ANY VIOLATION NOTICE, ORDER, OR CITATION FOR VIOLATING ANY PROVISION OF THE CITY BUILDING, FIRE, AND RELATED CODES ARTICLE, THE CITY HEALTH ARTICLE, OR THE ZONING CODE OF BALTIMORE CITY; OR

(5) FAILING TO COMPLY WITH ANY PROVISION OF THIS SUBTITLE OR OF ANY RULE OR REGULATION ADOPTED UNDER THIS SUBTITLE.

§ 48-22. DENIAL, SUSPENSION, OR REVOCATION OF LICENSE – NOTICE AND HEARING.

(A) *IN GENERAL.*

NO LICENSE MAY BE DENIED, SUSPENDED, OR REVOKED UNDER THIS SUBTITLE UNLESS THE ~~FINANCE DIRECTOR~~ HOUSING COMMISSIONER FIRST GIVES THE LICENSEE:

(1) NOT LESS THAN 10 DAYS NOTICE IN WRITING OF THE ~~DIRECTOR'S~~ COMMISSIONER'S INTENT TO DENY, SUSPEND, OR REVOKE THE LICENSE; AND

(2) AN OPPORTUNITY TO BE HEARD AS TO WHY THE LICENSE SHOULD NOT BE DENIED, SUSPENDED, OR REVOKED.

(B) *EXCEPTION.*

THE ~~FINANCE DIRECTOR~~ HOUSING COMMISSIONER MAY DENY, SUSPEND, OR REVOKE A LICENSE WITHOUT PRIOR NOTICE AND OPPORTUNITY TO BE HEARD IF, IN THE OPINION OF THE ~~FINANCE DIRECTOR~~ HOUSING COMMISSIONER OR OF THE FIRE CHIEF, ~~HOUSING COMMISSIONER,~~ HEALTH COMMISSIONER, OR POLICE COMMISSIONER, THE HEALTH, SAFETY, OR WELFARE OF THE OCCUPANTS OR OF THE GENERAL PUBLIC ARE IN IMMINENT DANGER.

§ 48-23. JUDICIAL AND APPELLATE REVIEW.

(A) *JUDICIAL REVIEW.*

A PERSON AGGRIEVED BY A DECISION OF THE ~~FINANCE DIRECTOR~~ HOUSING COMMISSIONER UNDER THIS SUBTITLE MAY SEEK JUDICIAL REVIEW OF THAT DECISION BY PETITION TO THE CIRCUIT COURT FOR BALTIMORE CITY IN ACCORDANCE WITH THE MARYLAND RULES OF PROCEDURE.

(B) *STAYS.*

(1) THE FILING OF A PETITION FOR JUDICIAL REVIEW DOES NOT STAY THE DECISION OF THE COMMISSIONER.

(2) HOWEVER, ON MOTION AND AFTER HEARING, THE COURT MAY GRANT A STAY AS PROVIDED IN THE MARYLAND RULES OF PROCEDURE.

(C) *APPELLATE REVIEW.*

A PARTY TO THE JUDICIAL REVIEW MAY APPEAL THE COURT'S FINAL JUDGMENT TO THE COURT OF SPECIAL APPEALS IN ACCORDANCE WITH THE MARYLAND RULES OF PROCEDURE.

§ 48-24 *{RESERVED}*

PART 5. ENFORCEMENT

§ 48-25. ENFORCEMENT BY ENVIRONMENTAL CITATION.

(A) *IN GENERAL.*

IN ADDITION TO ANY OTHER CIVIL OR CRIMINAL REMEDY OR ENFORCEMENT PROCEDURE, THIS SUBTITLE MAY BE ENFORCED BY ISSUANCE OF AN ENVIRONMENTAL CITATION UNDER CITY CODE ARTICLE 1, SUBTITLE 40 {"ENVIRONMENTAL CONTROL BOARD"}.

(B) *PROCESS NOT EXCLUSIVE.*

THE ISSUANCE OF A CITATION TO ENFORCE THIS SUBTITLE DOES NOT PRECLUDE PURSUING ANY OTHER CIVIL OR CRIMINAL REMEDY OR ENFORCEMENT ACTION AUTHORIZED BY LAW.

§ 48-26. PENALTIES.

(A) *IN GENERAL.*

ANY PERSON WHO VIOLATES ANY PROVISION OF THIS SUBTITLE (INCLUDING ANY OFFENSE LISTED IN § 48-21 OF THIS SUBTITLE AS POTENTIAL CAUSE FOR A DENIAL, SUSPENSION, OR REVOCATION OF A LICENSE) OR ANY PROVISION OF A RULE OR REGULATION ADOPTED UNDER THIS SUBTITLE IS GUILTY OF A MISDEMEANOR AND, ON CONVICTION, IS SUBJECT TO A FINE OF NOT MORE THAN $500 FOR EACH OFFENSE.

(B) *EACH DAY A SEPARATE OFFENSE.*

EACH DAY THAT A VIOLATION CONTINUES IS A SEPARATE OFFENSE.

Article 28. Taxes

Subtitle 21. Hotel Room Tax

§ 21-1. Definitions.

(a) *In general.*

In this subtitle, the following terms have the meanings indicated.

(b) *Gross amounts of money.*

"Gross amounts of money" means the total gross payments of any kind or character (including cash, credit, property, and services), [received in a retail transaction for which real property is rented,] whether received in money or otherwise, without any deduction for charges or other amounts for any services necessary to complete the transaction.

(c) *Hotel.*

"Hotel" means a building containing sleeping accommodations for more than 5 persons and open to the transient public.

(d) *Owners or operators of hotels.*

"Owners or operators of hotels" means any person:

(1) possessing or having an ownership interest in a hotel;

(2) engaged in the business of operating a hotel; or

(3) receiving any consideration for the rental of a hotel room for sleeping accommodations, including, without limitation, any broker, service provider, or other intermediary:

(i) with which a hotel has contracted to arrange for the rental of a hotel room for sleeping accommodations; or

(ii) that has acquired any hotel room for subsequent rental from the hotel for sleeping accommodations.

(E) *SHORT-TERM RESIDENTIAL RENTAL (AND RELATED TERMS).*

"SHORT-TERM RESIDENTIAL RENTAL" AND RELATED TERMS (SUCH AS "BOOKING TRANSACTION", "DWELLING UNIT", "HOST", "HOSTING PLATFORM", AND "TRANSIENT GUEST") HAVE THE RESPECTIVE MEANINGS STATED IN CITY CODE ARTICLE 15, SUBTITLE 48 {"SHORT-TERM RESIDENTIAL RENTALS"}.

(F) [(e)] *Transient guest or tenant.*

"Transient guest or tenant" means a person or persons renting, using, or occupying a room or rooms FOR FEWER THAN 90 CONSECUTIVE DAYS:

(1) in a hotel for sleeping accommodations [for less than 90 consecutive days]; OR

(2) IN A DWELLING UNIT FOR A SHORT-TERM RESIDENTIAL RENTAL.

§ 21-2. Tax imposed.

A tax of 9.5%, TO BE PAID AND COLLECTED AS PROVIDED IN THIS SUBTITLE, is levied and imposed on all gross amounts of money THAT ARE [paid to]:

(1) PAID TO the owners or operators of hotels in the City by transient guests or tenants for renting, using, or occupying a room or rooms for sleeping accommodations[, to be paid and collected as provided in this subtitle];

(2) PAID TO HOSTING PLATFORMS BY TRANSIENT GUESTS FOR BOOKING OR OTHERWISE FACILITATING SHORT-TERM RESIDENTIAL RENTALS; OR

(3) PAID TO HOSTS BY TRANSIENT GUESTS FOR PROVIDING SHORT-TERM RESIDENTIAL RENTALS.

§ 21-4. Collections.

(a) [*Hotel to collect and remit.*] *TAX TO BE COLLECTED AND REMITTED.*

Every person, firm, association, or corporation [owning or operating any hotel in Baltimore City] SUBJECT TO THE TAX IMPOSED BY § 21-2 {"TAX IMPOSED"} OF THIS SUBTITLE:

(1) shall collect the tax levied and imposed by this subtitle from the persons paying the rental or other charges for the use or occupancy of any room or rooms for sleeping accommodations [in his or its hotel]; and

(2) shall pay the tax to the Director of Finance on or before the 25th day of each month.

. . . .

Article 1. Mayor, City Council, and Municipal Agencies

Subtitle 40. Environmental Control Board

§ 40-14. Offenses to which subtitle applies.

. . . .

(e) *Provisions and penalties enumerated.*

. . . .

(2) ***Article 15. Licensing and Regulation***

. . . .

SUBTITLE 48. SHORT-TERM RESIDENTIAL RENTALS

§ 48-6. LICENSE REQUIRED *{FOR HOST}*	$500
§ 48-16. *{OPERATIONAL REQUIREMENTS FOR}* HOSTING PLATFORMS	$1,000
§ 48-21. *{OFFENSES THERE LISTED AS CAUSE FOR}* DENIAL, SUSPENSION, OR REVOCATION OF LICENSE	$500
ALL OTHER PROVISIONS	$250

. . . .

SECTION 2. AND BE IT FURTHER ORDAINED, That the catchlines contained in this Ordinance are not law and may not be considered to have been enacted as a part of this or any prior Ordinance.

SECTION 3. AND BE IT FURTHER ORDAINED, That if any provision of this Ordinance or its application to any person, entity, or circumstance is held invalid, this invalidity does not affect other provisions or applications; and, to this extent, the provisions of this Ordinance are severable.

SECTION 4 ~~3~~. AND BE IT FURTHER ORDAINED, That this Ordinance takes effect ~~on the 180th day after the date it is enacted~~ as follows:

(i) Article 28, §§ 21-1, 21-2, and 21-4(a), as amended by this Ordinance, take effect on December 31, 2018; and

(ii) Article 15, Subtitle 48, as added by this Ordinance, and Article 1, § 40-14(e)(2), as amended by this Ordinance, take effect on December 31, 2019.

CITY OF BALTIMORE
CATHERINE E. PUGH, Mayor

DEPARTMENT OF LAW
ANDRE M. DAVIS, City Solicitor
101 City Hall
Baltimore, Maryland 21202

July 18. 2018

RECEIVED
JUL 19 2018
BALTIMORE CITY COUNCIL
PRESIDENT'S OFFICE

Honorable President and Members
of the City Council of Baltimore
Room 409, City Hall
100 N. Holliday Street
Baltimore, Maryland 21202

Attn: Natawna Austin, Executive Secretary

Re: City Council Bill No. 18-0189 – Short-Term Residential Rentals – Regulation and Taxation

Dear President and City Council Members:

You have requested the advice of the Law Department regarding City Council Bill 18-0189. City Council Bill 189 provides for the regulation and taxing of short-term residential rental units that are marketed and otherwise facilitated by a hosting platform. The bill requires that hosts be licensed and places limits on the number of units a single host may operate, the number days per year a unit can be rented and what records must be maintained. A hosting platform must also abide by certain requirements. Th e bill also modifies the hotel tax provisions to require that hosts and hosting platforms pay the hotel tax.

The licensing and regulation of short-term rental is within the authority of the Mayor and City Council to regulate by ordinance. Baltimore City Charter Art. II, Sec. 17. The Law Department notes that §48-15(F)(1) requires that the Host post contact information for a "representative" for emergencies but does not require that the Host's contact information be posted. Secondly, §48-22 vests the licensing, regulatory and enforcement responsibility with the Director of Finance. A recently enacted City Code provision now requires that "non-owner occupied dwelling units" register with the Director of HCD and pay the registration fee. Some short-term residential rental units may be subject to both provisions of the Code. As a policy matter a determination should be made regarding how to most efficiently administer both Code provisions while also serving the purposes of each law.

City Council Bill 18-0189 is an appropriate exercise of the authority granted to the Mayor and City Council by the Charter. The Law Department therefore approves City Council Bill 18-0189 for form and legal sufficiency.

Printed on recycled paper with environmentally friendly soy based ink

Sincerely yours,

Elena R. DiPietro

Elena R. DiPietro
Chief Solicitor

cc: Andre M. Davis Solicitor
Kyron Banks, City Council Liaison, Mayor's Office
Kara Kunst, City Council President's Legislative Liaison
Hilary Ruley
Victor Tervala
Ashlea Brown
Avery Aisenstark

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. Kyron Banks, *Mayor's Office of Government Relations*

RECEIVED
JUL 19 2018
BALTIMORE CITY COUNCIL
PRESIDENT'S OFFICE

Visit Baltimore

July 13, 2018

TO: Baltimore City Council
FROM: Al Hutchinson, President and CEO, Visit Baltimore
RE: **COUNCIL BILL 18-0189**-- Short-Term Residential Rentals – Regulation and Taxation
POSITION: **Support**

Honorable Council President Young and members of the Baltimore City Council:

Visit Baltimore supports the adoption of fair, safe, and relevant regulation and taxation standards for short-term rentals (STRs) providing overnight accommodations to visitors in Baltimore City.

STRs accessed through online platforms (e.g. Airbnb and others online providers) are a reality in the global travel marketplace and providing various lodging options is an important ingredient to the attraction of visitors to any city. Recognizing STRs in local codes provides an opportunity to acknowledge the unique role that STRs play in our destination as well as to help legitimize and support responsible local hosts participating in the city's tourism economy. For example, by extending the city's hotel tax (a 9.5% tax levied on the rate of sleeping accommodations *paid by all transient visitors)* to stays in STR units, Council Bill 18-0189 will not only fuel important city services; but also, it will raise additional revenues for destination promotion through Visit Baltimore – activities driving visitation that in turn will benefit all accommodation providers.

Baltimore is not the first destination to address STRs; however, there are very few consistent, industry-wide standards that dictate provisions and/or restrictions that should be included in our own STR laws. What does seem to be consistent is the remittance of occupancy (*aka 'hotel'*) taxes by STR guests. In fact, online platforms, including Airbnb, are not only collecting and remitting occupancy taxes elsewhere – they have pledged their company's commitment to ensuring the "STR community pays its fair share of hotel and tourist taxes."

Ultimately, Baltimore's policies should meet the evolving needs of the industry; provide standard protections for occupants; legitimize local hosts while eliminating illegal hotels; be cost-effective and efficient for the city to implement and enforce; and, minimize any potential adverse impacts on our neighborhoods and communities. Visit Baltimore believes Council Bill 18-0189 is a step in this direction and encourages continued dialogue among all stakeholder groups –the local host community, the hotel industry, the broader tourism community and city agencies – around the proposed legislation.

Submitted respectfully,

Al Hutchinson
President & CEO

RECEIVED
JUL 16 2018
BALTIMORE CITY COUNCIL
PRESIDENT'S OFFICE

100 Light Street, 12th Floor
Baltimore, MD 21202
O 410.659.7300
F 443.817.0613
Baltimore.org

Fav w/ comments

Baltimore
Development Corporation

RECEIVED
JUL 16 2018
BALTIMORE CITY COUNCIL
PRESIDENT'S OFFICE

MEMORANDUM

TO: Honorable President and Members of the City Council
Attention: Natawna B. Austin, Executive Secretary

FROM: William H. Cole, President and CEO

DATE: July 16, 2018

SUBJECT: Council Bill No. 18-0189
Short-Term Residential Rentals – Regulation and Taxation

The Baltimore Development Corporation (BDC) has been asked to provide a response to City Council Bill 18-0189, for the purpose of extending the hotel tax to transactions facilitated by hosting platforms and instituting a licensing process and other regulations for short-term residential rental units.

BDC recognizes that technology platforms are an important part of our evolving economy that can provide consumers choices that align with their preferences. BDC believes that hosting platforms for short-term residential rental units can help generate supplemental income for Baltimore City residents that in turn, is spent in the local economy; complement other hospitality modes by capturing visitors that are seeking a different set of experiences and might not otherwise visit Baltimore; and encourage additional commercial activity and investment throughout the City's diverse neighborhoods that might not be able to attract larger modes of hospitality.

BDC also recognizes that short-term rentals should be subject to certain regulations. Financially, extending the hotel tax to these properties will provide the City financial benefits and will bring short-term rentals onto equal footing with the rest of the hospitality industry. From a health and safety perspective, it is also important to ensure that short-term residential rental properties are fit for human habitation. BDC is in support of these measures. BDC is also interested in the applicability of the term "hosting platform" to varying business models that involve online booking.

BDC is in support of the bill but has a few concerns related to its regulations and limitations on unhosted rentals. BDC is interested in avoiding adverse impacts in the hospitality industry without impairing an emerging economy that utilizes online platforms. BDC is unable to recommend what an appropriate number of permitted units and room-nights should be, and looks to the City Council's legislative process to address these matters.

cc: Kyron Banks

Fav w/ comments

FROM

NAME & TITLE	Robert Cenname, Chief
AGENCY NAME & ADDRESS	Bureau of the Budget and Management Research Room 432, City Hall (410) 396-4941
SUBJECT	City Council Bill #18-0189 Short-Term Residential Rentals – Regulation and Taxation

CITY of BALTIMORE

MEMO

TO

The Honorable President and
Members of the City Council
Room 400, City Hall

Attention: Ms. Natawna Austin

RECEIVED
JUL 18 2018
BALTIMORE CITY COUNCIL
PRESIDENT'S OFFICE

DATE: July 17, 2018

We are herein reporting on City Council bill 18-0189, the purpose of which is to extend the hotel tax to certain transactions facilitated by hosting platforms; requires the licensing of short-term residential rental units; defines certain terms; provides for the denial, suspension, or revocation of short-term residential rental licenses under certain circumstances; provides for judicial and appellate review of administrative decisions relating to the licensing of short-term residential rental units; imposes certain penalties; clarifies and conforms related provisions; provide for a special effective date; and generally relating to the regulation and taxation of short-term residential rentals.

Analysis

This fiscal analysis is broken down in three sections: hotel tax, licensing and operational concerns.

Hotel Tax Revenue Potential

Airbnb, the nation's largest hosting intermediary, has rapidly expanded across the Baltimore region with a 42% year-over-year growth rate of active listings. In addition to Airbnb, other hosting intermediaries such as HomeAway and VRBO list short-term residential rentals. Proceeds from the rental of these units would be subject to the hotel tax under the proposed legislation. For this analysis, Finance is assuming that Airbnb has a 95% market share.

As of April 2018 there are 1,263 active hosts in Baltimore City, accounting for 2,105 active rental units available at an average daily rate (ADR) of $120 per unit. The Finance Department estimates that short-term rentals could generate between $587,000 and $1 million in hotel tax revenues on an annual basis as proposed by this legislation.

CC Bill 18-0189 - Fiscal Impact

	With 58% Occupancy	With 100% Occupancy
Active Listings	1,478	1,478
Days Listed	60	60
Total Room Days	88,680	88,680
Occupancy Rate	58%	100%
Average Daily Rate	$120	$120
Taxable Revenue	$6,172,128	$10,641,600
Est'd Short-Term Rental Revenue	$587,000	$1,011,000

* The analysis above assumes that the inventory of rentals are unhosted units
* The analysis above assumes that active hosts are limited to only two rental units as stated in the proposed legislation; therefore, the number of active listings is reduced from 2,105 to 1,478

Fav w/Amnd

The Department proposes the following two amendments that would benefit the City in terms of hotel tax revenues:

- Remove the limitations on the number of licenses each property owner may obtain.
- Remove the annual 60 day limit for un-hosted rentals.

By removing these two restrictions, Finance estimates that the sale of short-term residential rentals could generate between $1.6 million to $2.2 million in additional hotel tax revenues. Please note that Article II, Section 40(e) of the Baltimore City Charter mandates that at least 40% of hotel tax proceeds are designated for the City's convention sales and tourism marketing arm, Visit Baltimore.

Licensing Revenue Potential

The proposed legislation also introduces licensing requirements for short-term residential rental facilities. The current bill sets a license fee of $100 per dwelling unit. It is uncertain what the impact that the licensing restrictions would have on the number of available rentals, but using current data with the proposed limit on the number of units the City would be able to generate about $148,000 in licensing revenues. However, it is expected that the additional revenue would offset the cost of administering this program.

This analysis assumes no material shift in the market supply for short-term rentals if the current proposed legislation is passed; furthermore, the revenue impact of the licensing restrictions could be more significant than shown here.

Operational Concerns

The current version of the bill creates operational challenges that are cause for concern. As proposed, the City would be overlapping operational efforts by having two different agencies regulating and licensing subsections of rental housing related activities. The Department of Finance would need to increase the number of employees and its technological capabilities to manage the licensing of short-term residential rentals. The Department of Housing currently has the trained staff and infrastructure to absorb in their existing operation the licensing and inspection proposed by this legislation.

The Department of Finance recommends that the City maximize efficiencies by asking the Department of Housing responsible for the licensing and inspection. The Department of Finance retains the hotel tax collection from short-term rental units proposed by this bill.

Conclusion

City Council Bill 18-0189 would have a direct, positive impact on the City's finances. Moreover, it is a necessary step to adapt to an ever-changing vacation and tourism market. For these reasons, the Department of Finance supports City Council Bill 18-0189 with amendments to the restrictions on the number of units, number of rental days, and licensing oversight.

cc: Henry Raymond
Kyron Banks

CITY OF BALTIMORE
COUNCIL BILL 18-0189
(First Reader)

Introduced by: Councilmember Costello, President Young, Councilmembers Scott, Pinkett, Dorsey, Bullock, Stokes, Reisinger, Middleton, Sneed
Introduced and read first time: February 5, 2018
Assigned to: Taxation, Finance and Economic Development Committee
REFERRED TO THE FOLLOWING AGENCIES: City Solicitor, Baltimore Development Corporation, Department of Housing and Community Development, Visit Baltimore, Department of Finance

A BILL ENTITLED

AN ORDINANCE concerning

Short-Term Residential Rentals – Regulation and Taxation

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.

BY adding
Article 15 - Licensing and Regulation
Sections 48-1 through 48-26, to be under the new subtitle,
"Subtitle 48. Short-Term Residential Rentals"
Baltimore City Code
(Edition 2000)

BY repealing and reordaining with amendments
Article 28 - Taxes
Sections 21-1, 21-2, and 21-4(a)
Baltimore City Code
(Edition 2000)

BY adding
Article 1 - Mayor, City Council, and Municipal Agencies
Section(s) 40-14(e)(2)(Subtitle 48)
Baltimore City Code
(Edition 2000)

SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE, That the Laws of Baltimore City read as follows:

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

Baltimore City Code

Article 15 . Licensing and Regulation

SUBTITLE 48. SHORT-TERM RESIDENTIAL RENTALS

PART 1. DEFINITIONS; GENERAL PROVISIONS

§ 48-1. DEFINITIONS.

(A) *IN GENERAL.*

IN THIS SUBTITLE, THE FOLLOWING TERMS HAVE THE MEANINGS INDICATED.

(B) *BOOKING TRANSACTION.*

"BOOKING TRANSACTION" MEANS A RESERVATION TRANSACTION BETWEEN A HOST AND A PROSPECTIVE TRANSIENT GUEST FOR A SHORT-TERM RESIDENTIAL RENTAL.

(C) *DWELLING UNIT.*

"DWELLING UNIT" HAS THE MEANING STATED IN § 202.2 OF THE BALTIMORE CITY BUILDING CODE.

(D) *FINANCE DEPARTMENT; DEPARTMENT.*

"FINANCE DEPARTMENT" OR "DEPARTMENT" MEANS THE BALTIMORE CITY DEPARTMENT OF FINANCE.

(E) *FINANCE DIRECTOR; DIRECTOR.*

"FINANCE DIRECTOR" OR "DIRECTOR" MEANS THE DIRECTOR OF THE BALTIMORE CITY DEPARTMENT OF FINANCE OR THE DIRECTOR'S DESIGNEE.

(F) *HOST.*

"HOST" MEANS THE OWNER OF A DWELLING UNIT WHO PROVIDES OR OFFERS TO PROVIDE ALL OR PART OF THE DWELLING UNIT FOR SHORT-TERM RESIDENTIAL RENTAL USE IN EXCHANGE FOR A FEE.

(G) *HOSTED RENTAL.*

"HOSTED RENTAL" MEANS A SHORT-TERM RESIDENTIAL RENTAL WHERE THE HOST ALSO OCCUPIES THE DWELLING UNIT DURING THE TRANSIENT GUEST'S STAY.

(H) *HOSTING PLATFORM.*

"HOSTING PLATFORM" MEANS AN INTERNET-BASED ENTITY THAT:

(1) FACILITATES RESERVATIONS OF SHORT-TERM RESIDENTIAL RENTALS;

(2) SERVES AS A CONDUIT OF COMMUNICATION BETWEEN HOSTS AND TRANSIENT GUESTS; OR

(3) OTHERWISE FACILITATES BOOKING TRANSACTIONS FOR SHORT-TERM RESIDENTIAL RENTALS.

(I) *PERMANENT RESIDENCE.*

(1) "PERMANENT RESIDENCE" MEANS A DWELLING UNIT:

(I) IN WHICH THE OWNER RESIDES FOR AN AGGREGATE OF AT LEAST 180 DAYS ANNUALLY; AND

(II) THAT IS THE OWNER'S USUAL PLACE OF RETURN FOR HOUSING, AS DOCUMENTED BY AT LEAST ONE OF THE FOLLOWING:

(A) DRIVER'S LICENSE;

(B) VOTER REGISTRATION; OR

(C) OFFICIAL DESIGNATION OF THE DWELLING UNIT AS THE OWNER'S PRINCIPLE RESIDENCE IN ACCORDANCE WITH THE CRITERIA GOVERNING THE STATE HOMESTEAD TAX CREDIT.

(2) FOR PURPOSES OF THIS SUBTITLE, A HOST MAY HAVE ONLY 1 "PERMANENT RESIDENCE".

(J) *SHORT-TERM RESIDENTIAL RENTAL.*

"SHORT-TERM RESIDENTIAL RENTAL" MEANS THE USE, FACILITATED IN WHOLE OR IN PART BY A HOSTING PLATFORM, OF ALL OR ANY PART OF A DWELLING UNIT TO PROVIDE ACCOMMODATIONS TO TRANSIENT GUESTS FOR SLEEPING OR LODGING PURPOSES IN EXCHANGE FOR A FEE.

(K) *TRANSIENT GUEST.*

(1) *ANCILLARY DEFINITION OF "TRANSIENT".*

IN THIS SUBSECTION, "TRANSIENT" MEANS ANY PERSON WHO OCCUPIES, OR HAS BEEN GIVEN THE RIGHT TO OCCUPY, SLEEPING OR LODGING ACCOMMODATIONS FOR A PERIOD OF FEWER THAN 90 CONSECUTIVE DAYS.

(2) *"TRANSIENT GUEST" DEFINED.*

"TRANSIENT GUEST" MEANS ANY TRANSIENT WHO USES A HOSTING PLATFORM TO FACILITATE A SHORT-TERM RESIDENTIAL RENTAL.

(L) *UNHOSTED RENTAL.*

"UNHOSTED RENTAL" MEANS A SHORT-TERM RESIDENTIAL RENTAL WHERE THE HOST DOES NOT OCCUPY THE DWELLING UNIT DURING THE TRANSIENT GUEST'S STAY.

§ 48-2. MANDATORY, PROHIBITORY, AND PERMISSIVE TERMS.

(A) *MANDATORY TERMS.*

"MUST" AND "SHALL" ARE EACH MANDATORY TERMS USED TO EXPRESS A REQUIREMENT OR TO IMPOSE A DUTY.

(B) *PROHIBITORY TERMS.*

"MAY NOT" AND "NO ... MAY" ARE EACH MANDATORY NEGATIVE TERMS USED TO ESTABLISH A PROHIBITION.

(C) *PERMISSIVE TERMS.*

"MAY" IS PERMISSIVE.

§ 48-3. RULES AND REGULATIONS.

(A) *IN GENERAL.*

THE FINANCE DIRECTOR MUST ADOPT RULES AND REGULATIONS TO CARRY OUT THIS SUBTITLE.

(B) *FILING WITH LEGISLATIVE REFERENCE.*

A COPY OF ALL RULES AND REGULATIONS ADOPTED UNDER THIS SUBTITLE MUST BE FILED WITH THE DEPARTMENT OF LEGISLATIVE REFERENCE BEFORE THEY TAKE EFFECT.

§§ 48-4 to 48-5. *{RESERVED}*

PART 2. LICENSING

§ 48-6. LICENSE REQUIRED.

(A) *IN GENERAL.*

NO PERSON MAY OPERATE A SHORT-TERM RESIDENTIAL RENTAL WITHOUT A CURRENTLY EFFECTIVE LICENSE TO DO SO FROM THE FINANCE DIRECTOR.

(B) *APPLICATION FOR LICENSE.*.

THE APPLICATION FOR AN INITIAL OR RENEWAL SHORT-TERM RESIDENTIAL RENTAL LICENSE MUST BE MADE IN THE FORM AND CONTAIN THE INFORMATION AND DOCUMENTATION THAT THE FINANCE DIRECTOR REQUIRES.

§ 48-7. LICENSING PREREQUISITES.

(A) *LIMITATIONS.*

A SHORT-TERM RESIDENTIAL RENTAL LICENSE MAY BE ISSUED ONLY:

(1) TO THE OWNER OF THE DWELLING UNIT TO BE USED FOR SHORT-TERM RESIDENTIAL RENTALS; AND

(2) FOR A MAXIMUM OF 2 DWELLING UNITS, SO LONG AS 1 OF THE DWELLING UNITS IS THE OWNER'S PERMANENT RESIDENCE.

(B) *ADDITIONAL REQUIREMENTS.*

(1) *IN GENERAL.*

ALL APPLICANTS FOR AN INITIAL OR RENEWAL LICENSE MUST MEET THE FOLLOWING REQUIREMENTS.

(2) *PROOF OF OWNER'S PERMANENT RESIDENCE.*

THE OWNER MUST PROVIDE PROOF THAT THE DWELLING UNIT (OR, IF 2 DWELLING UNITS ARE APPLIED FOR, 1 OF THOSE UNITS) IS THE OWNER'S PERMANENT RESIDENCE.

(3) *NON-OWNER-OCCUPIED DWELLINGS.*

FOR ANY DWELLING UNIT THAT IS A "NON-OWNER-OCCUPIED DWELLING UNIT" (AS DEFINED IN CITY CODE ARTICLE 13, SUBTITLE 4 {"REGISTRATION OF NON-OWNER-OCCUPIED DWELLINGS ..."}):

(I) THE DWELLING UNIT MUST BE CURRENTLY REGISTERED, AS REQUIRED BY THAT SUBTITLE 4;

(II) ALL REGISTRATION FEES AND ALL RELATED INTEREST REQUIRED BY THAT SUBTITLE 4 MUST HAVE BEEN PAID; AND

(III) ALL OTHER REQUIREMENTS OF ARTICLE 13 APPLICABLE TO NON-OWNER-OCCUPIED DWELLING UNITS MUST BE COMPLIED WITH.

(4) *SALES AND USE TAX.*

THE OWNER MUST BE REGISTERED WITH THE STATE COMPTROLLER FOR THE COLLECTION OF THE STATE'S SALES AND USE TAX.

§ 48-8. LICENSE TERM AND RENEWAL.

(A) *TERM.*

EACH SHORT-TERM RESIDENTIAL RENTAL LICENSE EXPIRES ANNUALLY ON THE ANNIVERSARY OF ITS ISSUANCE.

(B) *RENEWAL.*

(1) BEFORE A LICENSE EXPIRES, THE HOST MAY APPLY TO RENEW IT FOR AN ADDITIONAL 1-YEAR TERM.

(2) THE RENEWAL APPLICATION MUST BE SUBMITTED TO THE FINANCE DEPARTMENT, WITH THE APPLICABLE ANNUAL FEE, AT LEAST 30 DAYS BEFORE THE CURRENT LICENSE EXPIRES.

§ 48-9. LICENSE FEE.

THE ANNUAL LICENSE FEE FOR A SHORT-TERM RESIDENTIAL RENTAL LICENSE IS $100 PER DWELLING UNIT, SUBJECT TO ADJUSTMENT IN ACCORDANCE WITH THE CITY FEE POLICY.

§§ 48-10 TO 48-14. *{RESERVED}*

PART 3. OPERATIONAL REQUIREMENTS

§ 48-15. HOSTS.

(A) *IN GENERAL.*

ALL HOSTS MUST COMPLY THE FOLLOWING REQUIREMENTS.

(B) *NUMBER OF RENTAL DAYS.*

(1) *UNHOSTED RENTALS.*

A DWELLING UNIT MAY BE USED FOR UNHOSTED RENTALS NO MORE THAN 60 DAYS IN ANY LICENSE YEAR.

(2) *HOSTED RENTALS.*

A DWELLING UNIT MAY BE USED FOR HOSTED RENTALS AN UNLIMITED NUMBER OF DAYS IN A LICENSE YEAR.

(C) *HOMEOWNERS' ASSOCIATION, ETC., REGULATIONS.*

THE USE OF A DWELLING UNIT FOR SHORT-TERM RESIDENTIAL RENTALS MUST COMPLY WITH ALL APPLICABLE REGULATIONS OF ANY GOVERNING HOMEOWNERS' ASSOCIATION OR CONDOMINIUM REGIME.

(D) *CITY CODES COMPLIANCE.*

THE DWELLING UNIT MUST BE MAINTAINED IN COMPLIANCE WITH THE CITY BUILDING, FIRE, AND RELATED CODES ARTICLE, THE CITY HEALTH ARTICLE, AND THE ZONING CODE OF BALTIMORE CITY.

(E) *RECORD OF RENTALS AND GUESTS.*

THE HOST MUST:

(1) MAKE A RECORD, IN THE FORM AND CONTAINING THE INFORMATION REQUIRED BY THE RULES AND REGULATIONS ADOPTED UNDER THIS SUBTITLE, OF ALL OF THE HOST'S SHORT-TERM RESIDENTIAL RENTALS AND THEIR RESPECTIVE TRANSIENT GUESTS;

(2) MAINTAIN THAT RECORD FOR AT LEAST THE PERIOD OF YEARS REQUIRED BY THE RULES AND REGULATIONS ADOPTED UNDER THIS SUBTITLE; AND

(3) ON REQUEST, MAKE THAT RECORD AVAILABLE FOR INSPECTION BY THE FINANCE DEPARTMENT.

(F) *POSTING EMERGENCY CONTACT.*

(1) DURING THE TERM OF ANY UNHOSTED RENTAL, THE HOST MUST PROMINENTLY DISPLAY, IN AN AREA OF THE DWELLING UNIT THAT IS READILY ACCESSIBLE TO THE TRANSIENT GUESTS, EMERGENCY CONTACT INFORMATION FOR A REPRESENTATIVE OF THE HOST.

(2) THIS REPRESENTATIVE MUST RESIDE WITHIN 15 MILES OF THE DWELLING UNIT AND BE ACCESSIBLE FOR THE ENTIRETY TERM OF THE UNHOSTED RENTAL.

(G) *POSTING NOTICE OF LICENSURE.*

AT ALL TIMES DURING THE TERM OF A SHORT-TERM RESIDENTIAL RENTAL, THE HOST MUST PROMINENTLY DISPLAY A SIGN, IN THE FORM AND MANNER REQUIRED BY THE RULES AND REGULATIONS ADOPTED UNDER THIS SUBTITLE, STATING THAT THE FACILITY IS LICENSED FOR SHORT-TERM RESIDENTIAL RENTALS.

(H) *DISPLAYING LICENSE NUMBER ON HOSTING PLATFORM.*

THE HOST MUST INCLUDE HIS OR HER LICENSE NUMBER IN ANY ADVERTISEMENT OR LISTING OF THE DWELLING UNIT ON A HOSTING PLATFORM.

§ 48-16. HOSTING PLATFORMS.

(A) *IN GENERAL.*

HOSTING PLATFORMS MUST COMPLY THE FOLLOWING REQUIREMENTS.

(B) *VERIFICATION OF HOST'S BONA FIDES.*

(1) NO HOSTING PLATFORM MAY ADVERTISE, LIST, OR OTHERWISE FACILITATE BOOKING TRANSACTIONS FOR A SHORT-TERM RESIDENTIAL RENTAL IN THE CITY WITHOUT HAVING VERIFIED WITH THE FINANCE DEPARTMENT THAT THE LICENSE OF THE HOST IS VALID AND THAT THE ADDRESS OF THE DWELLING UNIT MATCHES THE ADDRESS LISTED FOR THE LICENSE.

(2) A HOSTING PLATFORM THAT HAS VERIFIED THE VALIDITY OF A LICENSE FOR A SHORT-TERM RESIDENTIAL RENTAL IS NOT REQUIRED TO RE-VERIFY THE VALIDITY OF THE LICENSE, UNLESS:

(I) THE FINANCE DEPARTMENT HAS NOTIFIED THE HOSTING PLATFORM THAT THE DWELLING UNIT CANNOT LAWFULLY BE USED FOR A SHORT-TERM RESIDENTIAL RENTAL; OR

(II) THE HOST HAS CEASED TO OFFER SHORT-TERM RESIDENTIAL RENTALS THROUGH THAT HOSTING PLATFORM FOR A PERIOD OF 12 MONTHS OR MORE SINCE THE LICENSE WAS LAST VERIFIED.

(3) IF THE FINANCE DEPARTMENT NOTIFIES A HOSTING PLATFORM THAT A DWELLING UNIT CANNOT LAWFULLY BE USED FOR A SHORT-TERM RESIDENTIAL RENTAL, THE HOSTING PLATFORM MAY NOT ADVERTISE, LIST, OR OTHERWISE FACILITATE BOOKING TRANSACTIONS FOR THAT DWELLING UNTIL IT RECEIVES SUBSEQUENT CONFIRMATION FROM THE DEPARTMENT THAT THE SHORT-TERM RESIDENTIAL RENTAL CAN LAWFULLY BE PROVIDED.

(C) *RENTAL RECORDS.*

(1) *IN GENERAL.*

A HOSTING PLATFORM MUST:

(I) MAKE A RECORD OF ALL SHORT-TERM RESIDENTIAL RENTALS IN BALTIMORE CITY FACILITATED BY THAT PLATFORM;

(II) MAINTAIN THAT RECORD FOR AT LEAST THE PERIOD OF YEARS REQUIRED BY THE RULES AND REGULATIONS ADOPTED UNDER THIS SUBTITLE; AND

(III) ON REQUEST, MAKE THAT RECORD AVAILABLE FOR INSPECTION BY THE FINANCE DEPARTMENT.

(2) *CONTENTS.*

THESE RECORDS MUST INCLUDE, FOR EACH SHORT-TERM RESIDENTIAL RENTAL:

(I) THE NAME AND LICENSE NUMBER OF THE HOST WHO PROVIDED THE SHORT-TERM RESIDENTIAL RENTAL;

(II) THE STREET ADDRESS OF THE SHORT-TERM RESIDENTIAL RENTAL;

(III) THE DATE OF THE BOOKING TRANSACTION;

(IV) THE NAME AND ADDRESS OF THE TRANSIENT GUEST WHO BOOKED THE SHORT-TERM RESIDENTIAL RENTAL;

(V) THE START AND END DATES OF THE SHORT-TERM RESIDENTIAL RENTAL;

(VI) THE RENT AND OTHER FEES CHARGED BY THE HOST AND BY THE HOSTING PLATFORM FOR PROVIDING OR FACILITATING THE SHORT-TERM RESIDENTIAL RENTAL AND RELATED SERVICES; AND

(VII) ANY OTHER INFORMATION REQUIRED BY THE RULES AND REGULATIONS ADOPTED UNDER THIS SUBTITLE.

(D) *DISPLAY OF LICENSE NUMBERS.*

IN ANY ADVERTISEMENT OR LISTING OF A DWELLING UNIT AVAILABLE FOR SHORT-TERM RESIDENTIAL RENTALS IN BALTIMORE CITY, HOSTING PLATFORMS MUST INCLUDE THE LICENSE NUMBERS OF THE HOSTS OFFERING THOSE RENTALS.

§§ 48-17 TO 48-20 *{RESERVED}*

PART 4. ADMINISTRATIVE SANCTIONS

§ 48-21. DENIAL, SUSPENSION, OR REVOCATION OF LICENSE – IN GENERAL.

SUBJECT TO THE HEARING PROVISIONS OF § 48-22 OF THIS SUBTITLE, THE FINANCE DIRECTOR MAY DENY, SUSPEND, OR REVOKE A SHORT-TERM RESIDENTIAL RENTAL LICENSE OR RENEWAL LICENSE FOR ANY OF THE FOLLOWING CAUSES:

(1) MAKING ANY MATERIAL FALSE STATEMENT IN AN APPLICATION FOR AN INITIAL OR RENEWAL LICENSE;

(2) FRAUDULENTLY OR DECEPTIVELY OBTAINING THE LICENSE FOR ONESELF OR FOR ANOTHER;

(3) FRAUDULENTLY OR DECEPTIVELY USING THE LICENSE;

(4) FAILING TO ABATE WITHIN 120 DAYS OF ISSUANCE ANY VIOLATION NOTICE, ORDER, OR CITATION FOR VIOLATING ANY PROVISION OF THE CITY BUILDING, FIRE, AND RELATED CODES ARTICLE, THE CITY HEALTH ARTICLE, OR THE ZONING CODE OF BALTIMORE CITY; OR

(5) FAILING TO COMPLY WITH ANY PROVISION OF THIS SUBTITLE OR OF ANY RULE OR REGULATION ADOPTED UNDER THIS SUBTITLE.

§ 48-22. DENIAL, SUSPENSION, OR REVOCATION OF LICENSE – NOTICE AND HEARING.

(A) *IN GENERAL.*

NO LICENSE MAY BE DENIED, SUSPENDED, OR REVOKED UNDER THIS SUBTITLE UNLESS THE FINANCE DIRECTOR FIRST GIVES THE LICENSEE:

(1) NOT LESS THAN 10 DAYS NOTICE IN WRITING OF THE DIRECTOR'S INTENT TO DENY, SUSPEND, OR REVOKE THE LICENSE; AND

(2) AN OPPORTUNITY TO BE HEARD AS TO WHY THE LICENSE SHOULD NOT BE DENIED, SUSPENDED, OR REVOKED.

(B) *EXCEPTION.*

THE FINANCE DIRECTOR MAY DENY, SUSPEND, OR REVOKE A LICENSE WITHOUT PRIOR NOTICE AND OPPORTUNITY TO BE HEARD IF, IN THE OPINION OF THE FINANCE DIRECTOR OR OF THE FIRE CHIEF, HOUSING COMMISSIONER, HEALTH COMMISSIONER, OR POLICE

COMMISSIONER, THE HEALTH, SAFETY, OR WELFARE OF THE OCCUPANTS OR OF THE GENERAL PUBLIC ARE IN IMMINENT DANGER.

§ 48-23. JUDICIAL AND APPELLATE REVIEW.

(A) *JUDICIAL REVIEW.*

A PERSON AGGRIEVED BY A DECISION OF THE FINANCE DIRECTOR UNDER THIS SUBTITLE MAY SEEK JUDICIAL REVIEW OF THAT DECISION BY PETITION TO THE CIRCUIT COURT FOR BALTIMORE CITY IN ACCORDANCE WITH THE MARYLAND RULES OF PROCEDURE.

(B) *STAYS.*

(1) THE FILING OF A PETITION FOR JUDICIAL REVIEW DOES NOT STAY THE DECISION OF THE COMMISSIONER.

(2) HOWEVER, ON MOTION AND AFTER HEARING, THE COURT MAY GRANT A STAY AS PROVIDED IN THE MARYLAND RULES OF PROCEDURE.

(C) *APPELLATE REVIEW.*

A PARTY TO THE JUDICIAL REVIEW MAY APPEAL THE COURT'S FINAL JUDGMENT TO THE COURT OF SPECIAL APPEALS IN ACCORDANCE WITH THE MARYLAND RULES OF PROCEDURE.

§ 48-24 *{RESERVED}*

PART 5. ENFORCEMENT

§ 48-25. ENFORCEMENT BY ENVIRONMENTAL CITATION.

(A) *IN GENERAL.*

IN ADDITION TO ANY OTHER CIVIL OR CRIMINAL REMEDY OR ENFORCEMENT PROCEDURE, THIS SUBTITLE MAY BE ENFORCED BY ISSUANCE OF AN ENVIRONMENTAL CITATION UNDER CITY CODE ARTICLE 1, SUBTITLE 40 {"ENVIRONMENTAL CONTROL BOARD"}.

(B) *PROCESS NOT EXCLUSIVE.*

THE ISSUANCE OF A CITATION TO ENFORCE THIS SUBTITLE DOES NOT PRECLUDE PURSUING ANY OTHER CIVIL OR CRIMINAL REMEDY OR ENFORCEMENT ACTION AUTHORIZED BY LAW.

§ 48-26. PENALTIES.

(A) *IN GENERAL.*

ANY PERSON WHO VIOLATES ANY PROVISION OF THIS SUBTITLE (INCLUDING ANY OFFENSE LISTED IN § 48-21 OF THIS SUBTITLE AS POTENTIAL CAUSE FOR A DENIAL, SUSPENSION, OR REVOCATION OF A LICENSE) OR ANY PROVISION OF A RULE OR REGULATION ADOPTED

UNDER THIS SUBTITLE IS GUILTY OF A MISDEMEANOR AND, ON CONVICTION, IS SUBJECT TO A FINE OF NOT MORE THAN $500 FOR EACH OFFENSE.

(B) *EACH DAY A SEPARATE OFFENSE.*

EACH DAY THAT A VIOLATION CONTINUES IS A SEPARATE OFFENSE.

Article 28. Taxes

Subtitle 21. Hotel Room Tax

§ 21-1. Definitions.

(a) *In general.*

In this subtitle, the following terms have the meanings indicated.

(b) *Gross amounts of money.*

"Gross amounts of money" means the total gross payments of any kind or character (including cash, credit, property, and services), [received in a retail transaction for which real property is rented,] whether received in money or otherwise, without any deduction for charges or other amounts for any services necessary to complete the transaction.

(c) *Hotel.*

"Hotel" means a building containing sleeping accommodations for more than 5 persons and open to the transient public.

(d) *Owners or operators of hotels.*

"Owners or operators of hotels" means any person:

(1) possessing or having an ownership interest in a hotel;

(2) engaged in the business of operating a hotel; or

(3) receiving any consideration for the rental of a hotel room for sleeping accommodations, including, without limitation, any broker, service provider, or other intermediary:

(i) with which a hotel has contracted to arrange for the rental of a hotel room for sleeping accommodations; or

(ii) that has acquired any hotel room for subsequent rental from the hotel for sleeping accommodations.

(E) *SHORT-TERM RESIDENTIAL RENTAL (AND RELATED TERMS).*

"SHORT-TERM RESIDENTIAL RENTAL" AND RELATED TERMS (SUCH AS "BOOKING TRANSACTION", "DWELLING UNIT", "HOST", "HOSTING PLATFORM", AND "TRANSIENT GUEST") HAVE THE RESPECTIVE MEANINGS STATED IN CITY CODE ARTICLE 15, SUBTITLE 48 {"SHORT-TERM RESIDENTIAL RENTALS"}.

(F) [e] *Transient guest or tenant.*

"Transient guest or tenant" means a person or persons renting, using, or occupying a room or rooms FOR FEWER THAN 90 CONSECUTIVE DAYS:

(1) in a hotel for sleeping accommodations [for less than 90 consecutive days]; OR

(2) IN A DWELLING UNIT FOR A SHORT-TERM RESIDENTIAL RENTAL.

§ 21-2. Tax imposed.

A tax of 9.5%, TO BE PAID AND COLLECTED AS PROVIDED IN THIS SUBTITLE, is levied and imposed on all gross amounts of money THAT ARE [paid to]:

(1) PAID TO the owners or operators hotels in the City by transient guests or tenants for renting, using, or occupying a room or rooms for sleeping accommodations[, to be paid and collected as provided in this subtitle];

(2) PAID TO HOSTING PLATFORMS BY TRANSIENT GUESTS FOR BOOKING OR OTHERWISE FACILITATING SHORT-TERM RESIDENTIAL RENTALS; OR

(3) PAID TO HOSTS BY TRANSIENT GUESTS FOR PROVIDING SHORT-TERM RESIDENTIAL RENTALS.

§ 21-4. Collections.

(a) [*Hotel to collect and remit.*] *TAX TO BE COLLECTED AND REMITTED.*

Every person, firm, association, or corporation [owning or operating any hotel in Baltimore City] SUBJECT TO THE TAX IMPOSED BY § 21-2 {"TAX IMPOSED"} OF THIS SUBTITLE:

(1) shall collect the tax levied and imposed by this subtitle from the persons paying the rental or other charges for the use or occupancy of any room or rooms for sleeping accommodations [in his or its hotel]; and

(2) shall pay the tax to the Director of Finance on or before the 25th day of each month.

. . . .

Article 1. Mayor, City Council, and Municipal Agencies

Subtitle 40. Environmental Control Board

§ 40-14. Offenses to which subtitle applies.

. . . .

(e) *Provisions and penalties enumerated.*

. . . .

(2) ***Article 15. Licensing and Regulation***

. . . .

SUBTITLE 48. SHORT-TERM RESIDENTIAL RENTALS

§ 48-6. LICENSE REQUIRED *{FOR HOST}*	$500
§ 48-16. *{OPERATIONAL REQUIREMENTS FOR}* HOSTING PLATFORMS	$1,000
§ 48-21. *{OFFENSES THERE LISTED AS CAUSE FOR}* DENIAL, SUSPENSION, OR REVOCATION OF LICENSE	$500
ALL OTHER PROVISIONS	$250

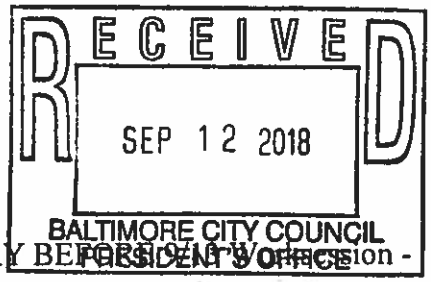
. . . .

SECTION 2. AND BE IT FURTHER ORDAINED, That the catchlines contained in this Ordinance are not law and may not be considered to have been enacted as a part of this or any prior Ordinance.

SECTION 3. AND BE IT FURTHER ORDAINED, That this Ordinance takes effect on the 180th day after the date it is enacted.

Austin, Natawna B.

From: Patrick Campbell <patrick.campbell.dc@gmail.com>
Sent: Wednesday, September 12, 2018 10:29 AM
To: Austin, Natawna B.
Subject: Fwd: PAY the TAX, get the FACTS - CORRECTIONS and SUMMARY BEFORE 9/13 Worksession - BONUS VIDEO!



---------- Forwarded message ---------
From: **Patrick Campbell** <patrick.campbell.dc@gmail.com>
Date: Mon, Sep 10, 2018, 8:08 AM
Subject: PAY the TAX, get the FACTS - CORRECTIONS and SUMMARY BEFORE 9/13 Worksession - BONUS VIDEO!
To: Middleton, Sharon <Sharon.Middleton@baltimorecity.gov>
Cc: Sneed, Shannon <Shannon.Sneed@baltimorecity.gov>, Costello, Eric <Eric.Costello@baltimorecity.gov>, City Council President <City.CouncilPresident@baltimorecity.gov>, Bullock, John <John.Bullock@baltimorecity.gov>, Scott, Brandon <Brandon.Scott@baltimorecity.gov>, Stokes, Robert <Robert.Stokes@baltimorecity.gov>, Reisinger, Edward <Edward.Reisinger@baltimorecity.gov>, Dorsey, Ryan <Ryan.Dorsey@baltimorecity.gov>, Johnson Jr., Samuel <Samuel.JohnsonJr@baltimorecity.gov>, Cohen, Zeke <zeke.cohen@baltimorecity.gov>, <yitzy@baltimorecity.gov>, <Bill.Henry@baltimorecity.gov>, <MaryPat.Clarke@baltimorecity.gov>, <Kristerfer.Burnett@baltimorecity.gov>, <andrew.green@baltsun.com>, <jay.judge@baltsun.com>, <sam.davis@baltsun.com>, Anne Tallent <atallent@baltsun.com>, <trif.alatzas@baltsun.com>, <sahand.yazdanyar@baltimorecity.gov>, Castagnola, Michael F. <Michael.Castagnola@baltimorecity.gov>, <iduncan@baltsun.com>

Good Morning Chairwoman Middleton!

This will be the last update to our testimony before the meeting on Thursday unless we hear otherwise. Thanks for all that you have done to make sure that we're being heard.

Please also let us know if I can meet with you or any committee members prior to the Worksession to discuss anything. It would be great to know if I'll have the opportunity to present any of the facts and materials we've gathered.

Thanks,
Patrick Campbell
410-245-3558

Please at this testimony to the legislative record for COUNCIL BILL 18-0189:

BIG NEWS! - We released this video on Saturday evening on Facebook and it has well over 2,000 views.

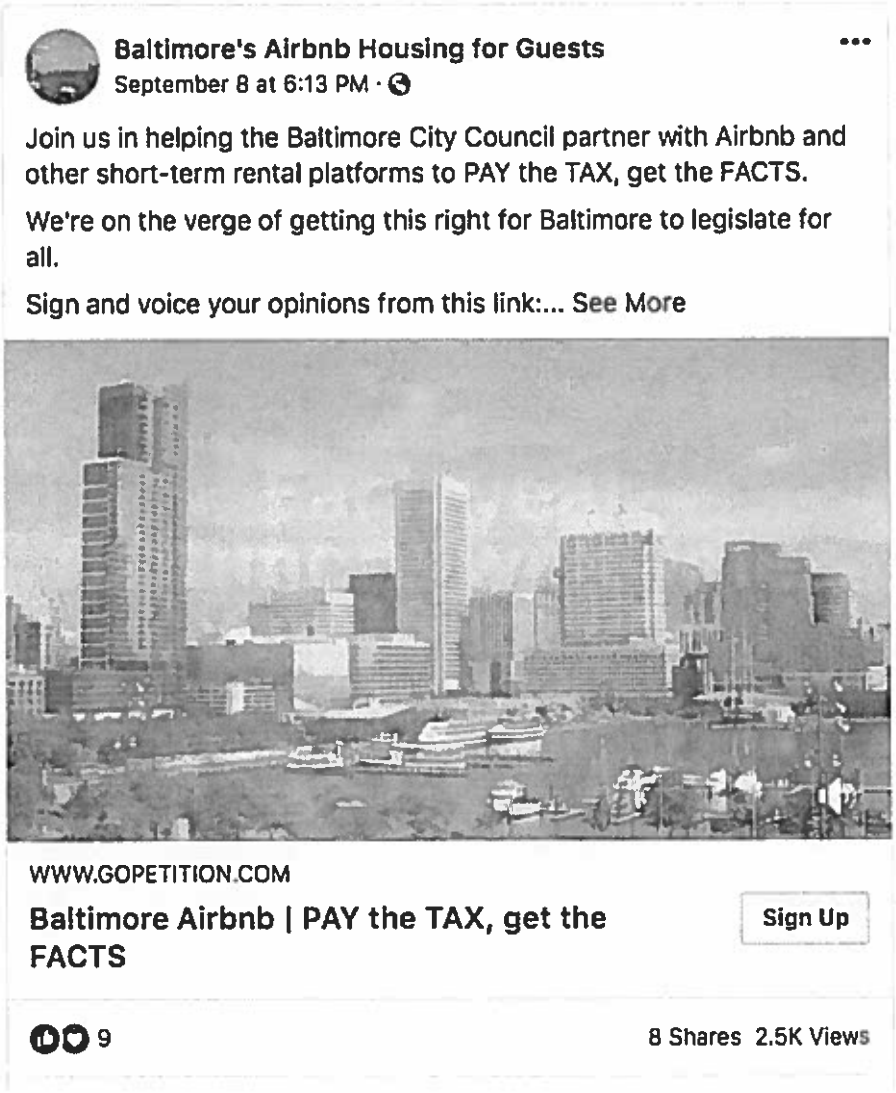
https://www.facebook.com/BmoreAirbnbHousing/videos/2148697298752113/

To produce the video, we contracted a local freelance videographer to do a low budget shoot - Matt Winters https://www.mattwinter.co/

As an aside, good or bad, some folks thought it was done by Airbnb.

We actually did the script practice with someone who works at the front desk where I have two condo Airbnbs to make it welcoming and Matt did the voiceover.

Let us know your feedback.



CORRECTIONS

Last Friday we submitted a summary that had some inaccuracies. We wanted to get the information to you in a timely way however the summary file was difficult to search with photographs and multiple formats.

After another review, here is a better summary:

For COUNCIL BILL 10-0189: **Fourteen (14) +4**

Against COUNCIL BILL 10-0189: **One Thousand Six Hundred Thirty-Seven (1698) +40**

We missed some non-searchable text and had about 40 more signatures.

Also, in favor of the regulations, we found that there was a meeting organized by the Law Office of Frank D. Boston, III but we don't see follow up letters.

Dear Councilwoman Sneed:

I am following up to confirm your meeting on Monday, April 30th at 11:30 am. Below is the list of Mr. Boston allies that will be attending also:

1. MHLA - Amy Rohrer, Frank Boston, and maybe Jason Curtis
2. Unite Here - possibly Tracy Lingo or Roxie
3. DBA - Elizabeth Degi DuBois
4. Maryland Working Families - Jay Hutchins
5. Rachel's Dowry Bed and Breakfast - Linda Smith

Thanks,
Selma

Law Offices of Frank D. Boston, III
2002 Clipper Park Road, Suite 108
Baltimore, MD. 21211
Phone: (410) 323-7090
Fax: (410) 769-8811

Here's the petition update, remember to look for zip codes as part of your constituencies:

PAY the TAX, get the FACTS | Vote NO on Short-Term Housing Bill Regulations and YES on Tax Revenue

Published by Patrick Campbell on 1st Aug 2018

PAY the TAX, get the FACTS:

The Baltimore City Council is considering a bill that will impose new regulations for short-term housing in Baltimore City.

Much of the bill is drafted based what other communities are doing across the country including New York, San Francisco, and Chicago. They have also took into consideration Montgomery County and Prince George's county. Although some of of these approaches can be helpful, we need an approach to our city that is tailored more specifically to our needs in Baltimore after more research.

As one legislator put it, "If a local regulation is necessary to protect the public or minimize nuisances, then those regulations should apply to ALL HOUSING—regardless of whether a home is rented out or not. As technology continues to change the ways people live, work, and travel, state

policymakers need to be on the lookout for local policies that stand in the way of economic progress."

We're not saying that is the answer by no means but just further evidence that this bill and it's consequences should be studied much further or not put in place at all. .

In the meantime, let Airbnb collect an Occupancy Tax that can include sales and use tax, typically a room or hotel tax from guests to improve our tourism and infrastructure.

Here's our video: https://www.facebook.com/BmoreAirbnbHousing/videos/2148697298752113/

We, the undersigned, believe that a "Occupancy Tax" administered by Airbnb for short-term housing in Baltimore is the best alternative for the Baltimore City Council to consider instead of passing the current COUNCIL BILL 18-0189 with or without amendments at this time.

The COUNCIL BILL 18-0189 is very cumbersome with regulations and policies that will have many unintended consequences for small businesses, local families, and tourists.

While adding more bureaucracy to the city for inspections, compliance, fines, and administrative overhead, there is almost no evidence of short-term housing issues from Baltimore Airbnb properties that are owner-occupied. Some have been identified for non-owner occupied rentals.

As other cities have done, we need to consider district-specific data by doing community-based online surveys if necessary and advancing a bill that addresses the concerns fairly and with the least amount of disruption for what is identified as working well now.

Through the course of gathering data, we want the council to adopt a three-phase approach:
Phase 1 – Collect the Revenue – Immediately
Phase 2 – Registration and Control of Noise and Nuisance
Phase 3 – Implementation of Short-Term Housing Restrictions
The proposal has been submitted to the City Council working committee for this bill.

#	First name	Last name	Email	Address
1	Patrick	Campbell	patrick.campbell.dc@gmail.com	2322 East Baltimore Street
	Let's go!			
2	Ashley	Watson	ashwatson@gmail.com	
	Fells Point AirBnB host.			
3	Lauren	Lamon	laurenlamon@yahoo.com	613 South Kenwood Avenue
4	Michael	St Clair	stclair@messydeign.com	3310 Foster Ave

#	First name	Last name	Email	Address
	Please resconsider this legislation.			
5	Mike	Kulyk	mikekulyk@yahoo.com	
6	Daniel	Baldwin	thedanbaldwin@gmail.com	2622 Fleet Street
	This should be decided on by the people of Baltimore and therefore, be made a referendum.			
7	Richard	Anderson	Richard@tulipclothing.com	7 N DUNCAN ST
8	Vincent	Delorenzo	vincent33@gmail.com	100 harborview 1006
9	Michelle	Shaw	michelle.shaw@gmail.com	807 Park Ave
10	Suzanne	Cox	suzannevalaitis@gmail.com	2417 Bauernschmidt Dr
11	Marc	Braun	marcbraun@mac.com	1008 Hollins st
12	Jenna	Klempay	jennaklempay@gmail.com	3239 e baltimore st
13	ROBERT	EASTON	rgeaston@gmail.com	3337 Moravia Rd, 20
14	Andrew	Reitz	adreitz87@gmail.com	811 S Decker Avenue
15	Brent	Fuller	brentlfuller@yahoo.com	445 Hand ct
16	Paul	LaFranchise	lafranchisep@sec.gov	1525 W Lombard St
17	Wesley	White	wesleywhite.w@gmail.com	
18	Andrew	Fleck	fleck.baltimore@gmail.com	19 S Broadway, 2R
19	Megin	Renaud	mdrenaud@verizon.net	2219 E. Baltimore St.
	Air Bnb is one of many tools that allows people to use the resources in hand to further their worthwhile goals. it also further the goals of the city by attracting people to come t			
20	Erica	Goretzki	erica@akroncdnr.com	2 Hopkins Plaza
21	Michael	Wood	m.wood1114@gmail.com	2209 Mullikin St
22	Joshua	Zealor	jzealor@gmail.com	1 east chase street
23	Kathleen	Orr	kathleen_orr@hotmail.com	115 S Washington
	Taxes on Air BnB is a great revenue producing idea			
24	Darren	Wright	darrenwright14@gmail.com	737 Harvey st
25	Jesse	Salazar	salazar.jesse@gmail.com	24 E PRESTON ST
26	Brian	Acquavella	brianevella@gmail.com	1618 Belt Street

#	First name	Last name	Email	Address
27	Sarah	DiAntonio	diantonio.sarah@gmail.com	1041 Saint Paul St Unit 2
	The availability of affordable AirBnBs is often a big part of what brings a tourist to a city. I was recently considering a trip to Boston, but couldn't find an appropriate AirBnB staying in unhosted AirBnBs because you get to feel/live like a local for the duration of your stay. Last summer I wanted to rent out an AirBnB in town for my sister's bachelor and spent our money there. Shutting down AirBnB's shuts down tourism in our city. If anything, we need more hosts that can act as embassadors for Baltimore.			
28	Stephanie	Loughran	smuell21@gmail.com	1835 S HANOVER ST.
	No to short-term housing regulations!			
29	Ryon	Cahill	ryon.cahill.517@gmail.com	1813 Westphal Pl
	This measure will only hurt the people in the city and help only the hotel companies.			
30	Rachel	Feldman	Rachfeldman@gmail.com	1244 w 37th st
	More study is needed before voting on the bill in it's current form. As an owner occupied airbnb host I have countless examples of wonderful guests who help make the city a b			
31	Kasia	Brodka	kasiabrodka@hotmail.com	1720 Olive St.
	I love living next to a house who hosts STR (short term rentals). The property is kept really clean, nice, updated. We enjoy meeting and giving advice to new visitors who are r neighborhood looking nicer then the LTR (long term rentals). We are having constant issues with LTR who are there for 1 maybe 2 years max before they move out. This is th			
32	Nina	Wroten	nidesing@mail.ru	24912 back creek
	Benefits of attracting different types of tourists, that otherwise won't stay in a hotel, are enormous for city and it's small businesses. Regulations that regulate noise, good cond			
33	Ford	Torney	ford.torney@gmail.com	1714 Light Street
34	Jennifer	C	blackmic@hotmail.com	Wellham Ave
35	Mageline	Kelley	magelinek@yahoo.com	100 Harborview Drive
	I'm primarily living in Delaware, but live half the time in Baltimore, so I have an interest in this issue			
36	Ronald	Monk	ron.monk@monumentsothebysrealty.com	402 Folsom Street
37	Lisa	Williams	lisa.rudolph19@gmail.com	2111 E Pratt St
38	Victoria	Raabe	Victoria.Raabe@gmail.com	2425 Eastern Ave
39	Lorraine	Dean	ltdean2003@hotmail.com	1032 McDonogh St
	As a homeowner and voter in local elections, I am opposed to the legislation as currently written. As written, it comes across as an unecessary administrative burden on the hor should be completely exempt from the license and instead this legislationg should focus on defining the difference between a hotel and short term rental. While it is reasonable from unused space in the home. The licensing process as written does not offer any additional protections for consumers or short term renters, and benefits neither homeowner more fair alternative. The City can collect its revenue while preventing barriers and subsequent disparities in who may rent her home.			
40	Stephen	Williams	sewilliams20@gmail.com	2111 E Pratt St
41	Jean	Pula	jppula@gmail.com	3031 Eastern Avenue
42	Mark	Moylan	m_moylan@yahoo.com	1917 e Lombard st

#	First name	Last name	Email	Address
43	Dan	Dotter	ddott1987@gmail.com	926 S Belnord Ave
44	Jeff	Tomecek	53BohumirDrah@comcast.net	42 N Patterson Park Avenue
45	Deanna	Tonsor	dtonsor@juno.com	107 E Gittings St
46	Jeff	Andersen	andersen.jeffa@gmail.com	1249 Riverside Ave
47	Mike	Christy	mikec60@gmail.com	18988 Choctaw
48	Edward	Klopp	Jkloppie@yahoo.com	116 Fittings st
49	Brenton	McGill	trent.steiner@gmial.com	3317 Foster Ave
	Stop trying to stifle what is good for consumers.			
50	ilya	altman	ilya.altman@gmail.com	238 s chapel st
51	Samin	Alam	samin881@yahoo.com	
52	Larry	Housman	lshousman@netzero.com	1278 battery ave
53	Thomas	Dawson	thomas.dawson@comcast.net	1729 Jackson st
	I know people that rent via Airbnb. It is not only additional income for them, but also for surrounding local businesses that the visitors might not patronize if staying at a down			
54	Tony	Menendez	tmenendez23@gmail.com	514 s. Lakewood ave
55	Stephanie	Ainsworth	steffainsworth@gmail.con	2030 Bank Street
56	Michael	Barrett	mikeonstpaul@aol.com	1001 St. Paul Street, #9D
57	Garrett	Schiche	gcs33@hotmail.com	1302 Jackson St
58	Philip	Goldberg	PhilipS.Goldberg@gmail.com	
59	Cory	Luquet	coryluquet@gmail.com	206 E Lanvale St
60	Derek	Court	derekcourt@yahoo.com	108 E Gittings St
61	Michele	Gleason	abitooc@gmail.com	3700 San Martin dr
62	Thuy Linh	Nguyen	thuylinhnguyen88@gmail.com	2316 Ashland Ave
63	Erin	Stamos	erinmelina@hotmail.com	2711 N Howard St
64	Brian	Pomento	bpomento@gmail.com	
65	Dawn	Marsiglia	dawndawsey@yahoo.com	2207 e Baltimore st
66	Cara	Frye	carafrye1@yahoo.com	20 N Patterson Park

#	First name	Last name	Email	Address
67	Kerri	Cardello	kerrimckendree88@gmail.com	200 s. Patterson Park Ave.
	This is crazy that anyone thinks it's OK to regulate small business like this...shame on you.			
68	Jonathan	Koscianski	bravojonny15@gmail.com	516 S Madeira St
69	Scott	Eggleston	egglest3@yahoo.co	18 s. Patterson Park Ave.
70	Tarrell	Harrel	tharrel@gmail.com	
71	Katelyn	Falk	katelynbfalk@gmail.com	429 Pine St
	We enjoy using air bnb and are using it for this visit!			
72	Victor	Schriefer	sschriefer@gmail.com	122 S Parrerson
73	Kfir	Catalan	kfircatalan@gmail.com	Po box 13264
74	Ellen	Walter	waltere245@gmail.com	493 criswelldrive
	Yes to tax petition			
75	Kate	Leitkowski	queen.icyday@gmail.com	
76	Lorie	McCarthy	loriegraffius@gmail.com	1520 Hornbeam Dr.
77	Will	Sutton	suttonwjr@gmail.com	lombard st
78	Rebecca	Bors	rbors311@gmail.com	43 s stricker
79	Shandra	Dohoney	sdoh0509@gmail.com	1313 N. Calvert St
80	Ronald	Campbell	ron@rvcampbell.com	109 Lewis Brook Road
81	Hannah	Tsiopanos	hannahtsi@gmail.com	517 Cathedral St
82	Kristen	Zoli	kzoli722@gmail.com	1101 north calvert st
83	Lenny	Johnson	lennyj1914@gmail.com	
84	Beth	Braun	bethabraun@yahoo.com	12 collington
85	Boomer	Kennedy	boomerkennedy@icloud.com	2314 E Baltimore St, Second
	The ARBNB in my neighborhood has been a trigger for a stronger sense of neighborhood unity and just joy. I've met interesting visitors but better than that is the owner is nov			
86	Beatrice	Paris	bparis@gmail.com	614 N castle

Baltimore City Council
Taxation, Finance and Economic Development Committee
Short-Term Residential Rentals – Regulation and Taxation
Council Bill 18-0189
Notes for Working Group September 13, 2018
Roxie Herbekian, President of UNITE HERE Local 7

During the July 13, 2018 committee hearing on Bill 18-0189. Unite Here Local 7 testified that the lack of regulation over short-term residential rentals is having the following effects on our City:

1) **Diminished work opportunity** for hotel workers, particularly housekeepers who are overwhelmingly women of color.
2) Rental units that could be available for **housing** are being removed from the market and turned into hotel rooms, this is pushing up rents. Most of our members rent and are already feeling the pressure of rising monthly rents and fear being priced out of the city.
3) **Loss of revenue to the city**, because the short term residential rentals are operating as hotels but not paying the hotel tax.

We would like to see the Bill strengthened in a six areas:

1. The **definition of Permanent Residence**. The current Bill say 180 days annually. This opens the door for someone claiming the residence but not actually living there. We would like see 270 days.

2. Unhosted Rentals. **No Plus One**. The Bill allows someone to engage in short term residential rentals in their home and one additional dwelling. This will only serve to perpetuate the problems that the legislation seeks to address. We would like the see the allowance of the additional Unhosted dwelling stricken from the Bill. This appears in a few different sections of the legislation.
3. The **number of days** that a residence can be booked for a short-term residence. Reduce the number of days to 60 days per year.

4. **Reporting and regulation**. This is very important because there has to be a way to enforce the regulations and apply the penalties when appropriate. The reporting requirement should be strengthened by having the platform and the host submit the report to the Department of Finance not simply keep their own records. These reports should be available to the public. We also suggest, that for the privacy of the transient guest that the name and address of the guest not be included in the report but rather require that it be made available if requested by the City for verification purposes. There are some other areas where enforcement can be strengthen in the section of denial, suspension and revocation of license. Platform and host should be cited specifically.

5. Under the section on the **Hotel Room Tax**. It appears to have a loop hole for a **short term residential unit that has sleeping accommodation for five persons or less** that needs to be closed. In the section under Collection platform and host also identified, not just hotels.

6. Lastly on the **destination of money collected** by the city in the form of a tax on short term residential rentals, We would like this see this money go into the **Baltimore Affordable Housing Trust Fund** to address the growing problem of permanently affordable housing in our city.

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A01 -- PAGE 2, LINES 24-26:
~~"(G) HOSTED RENTAL.~~
~~"'HOSTED RENTAL' MEANS A SHORT-TERM RESIDENTIAL RENTAL WHERE THE HOST ALSO OCCUPIES THE DWELLING UNIT DURING THE TRANSIENT GUEST'S STAY."~~

Commented [CE1]:
This addresses the removal of the cap for hosted and un-hosted STRs.

A02 -- PAGE 2, LINES 17-19:
FINANCE DIRECTOR. ~~DIRECTOR.~~
"FINANCE DIRECTOR" ~~OR "DIRECTOR"~~ MEANS THE DIRECTOR OF THE BALTIMORE CITY DEPARTMENT OF FINANCE OR THE DIRECTOR'S DESIGNEE.

Commented [CE2]:
This removes Director as a term because the ordinance will provide for both Finance and HCD implementing the law.

A03 -- PAGE 2, LINE 28:
"'HOSTING PLATFORM' MEANS AN INTERNET-BASED ENTITY THAT, IN EXCHANGE FOR A FEE:"

Commented [CE3]:
Technical Clarification.

A04 -- PAGE 3, BEFORE LINE 5, INSERT:
"HOUSING DIRECTOR" MEANS THE DIRECTOR OF THE BALTIMORE CITY DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT OR THE DIRECTOR'S DESIGNEE.

Commented [CE4]:
This adds HCD Director as a term because the ordinance will provide for both Finance and HCD implementing the law.

A05 -- PAGE 3, LINE 31-33:
~~(L) UNHOSTED RENTAL.~~
~~"'UNHOSTED RENTAL' MEANS A SHORT-TERM RESIDENTIAL RENTAL WHERE THE HOST DOES NOT OCCUPY THE DWELLING UNIT DURING THE TRANSIENT GUEST'S STAY."~~

Commented [CE5]:
This addresses the removal of the cap for hosted and un-hosted STRs. Further technical amendment here will include removing all references to both "Hosted" and "Unhosted" terms throughout entirety of the bill.

A06 -- PAGE 4, LINE 27 – PAGE 5, LINE 4:
"§ 48-7. LICENSING PREREQUISITES.
(A) LIMITATIONS.
(1) A PERSON MAY ONLY BE ISSUED A SHORT-TERM RESIDENTIAL RENTAL LICENSE FOR HIS OR HER PERMANENT RESIDENCE. ~~MAY BE ISSUED ONLY: (1) TO THE OWNER OF THE DWELLING UNIT TO BE USED FOR SHORT-TERM RESIDENTIAL RENTALS; AND~~

(2) ~~FOR A MAXIMUM OF 2 DWELLING UNITS, SO LONG AS OF THE DWELLING UNITS IS THE OWNER'S PERMANENT RESIDENCE.~~ A HOST MAY BE ISSUED A SHORT-TERM RESIDENTIAL RENTAL LICENSE FOR ONE ADDITIONAL DWELLING UNIT IF:

(I) THE DWELLING UNIT HAD A SUCCESSFULLY EXECUTED BOOKING TRANSACTION BETWEEN AUGUST 1, 2017 AND DECEMBER 31, 2018. FOR PURPOSES OF THIS SUBTITLE, A BOOKING TRANSACTION SHALL BE DEEMED SUCCESSFULLY EXECUTED IF A FEE WAS EXCHANGED, WHETHER DIRECTLY OR INDIRECTLY, BETWEEN THE HOST APPLYING FOR THE DWELLING UNIT'S SHORT-TERM RESIDENTIAL RENTAL LICENSE AND A TRANSIENT GUEST FOR SHORT-TERM RESIDENTIAL RENTAL OF THE DWELLING UNIT.

(II) THE HOST APPLIES FOR A SHORT-TERM RESIDENTIAL RENTAL LICENSE FOR THEIR ONE ADDITIONAL DWELLING UNIT NO LATER THAN THE 90TH DAY AFTER THE DATE UPON WHICH THIS TITLE SHALL TAKE EFFECT.

(III) FOR A HOST TO APPLY FOR A SHORT-TERM RESIDENTIAL RENTAL LICENSE FOR THEIR ONE ADDITIONAL DWELLING UNIT, THE HOST MUST HAVE BEEN THE OWNER OF THE ADDITIONAL DWELLING UNIT ON OR BEFORE AUGUST 1, 2018.

(3) A SHORT-TERM RESIDENTIAL RENTAL LICENSE MAY NOT CONVEY UPON SALE OR ANY OTHER OWNERSHIP TRANSFER OF A DWELLING UNIT. SHORT-TERM RESIDENTIAL RENTAL LICENSES ARE NOT PROPERTY RIGHTS AND DO NOT CONVEY WITH A DWELLING UNIT."

Commented [CE6]:
This addresses the grandfathering clauses

A07 – PAGE 5, LINE25 – PAGE 6, LINE 3:
§ 48-8. LICENSE TERM AND RENEWAL.
(A) TERM.
EACH SHORT-TERM RESIDENTIAL RENTAL LICENSE EXPIRES AFTER TWO YEARS ~~ANNUALLY~~ ON THE ANNIVERSARY OF ITS ISSUANCE.

(B) RENEWAL.
(1) BEFORE A LICENSE EXPIRES, THE HOST MAY APPLY TO RENEW IT FOR AN ADDITIONAL 2 ~~1~~ YEAR TERM.
(2) THE RENEWAL APPLICATION MUST BE SUBMITTED TO THE FINANCE DEPARTMENT, WITH THE APPLICABLE BI-ANNUAL FEE, AT LEAST 30 DAYS BEFORE THE CURRENT LICENSE EXPIRES.

Commented [CE7]:
Consistency with two year licensing schema which reduces administrative burden on Finance / Housing.

A08 -- PAGE 6, LINES 4-6:
§ 48-9. LICENSE FEE.
THE BIENNIAL LICENSE FEE FOR A SHORT-TERM RESIDENTIAL RENTAL LICENSE IS $200 ~~$100~~ PER DWELLING UNIT, SUBJECT TO ADJUSTMENT IN ACCORDANCE WITH THE CITY FEE POLICY.

Commented [CE8]:
Consistency with two year licensing schema which reduces administrative burden on Finance / Housing.

A09 -- PAGE 6, LINES 12-18:
~~"(B) NUMBER OF RENTAL DAYS.~~
~~(1) UNHOSTED RENTALS.~~
~~A DWELLING UNIT MAY BE USED FOR UNHOSTED RENTALS NO MORE THAN 60 DAYS IN ANY LICENSE YEAR.~~
~~(2) HOSTED RENTALS.~~
~~A DWELLING UNIT MAY BE USED FOR HOSTED RENTALS AN UNLIMITED NUMBER OF DAYS IN A LICENSE YEAR."~~

Commented [CE9]:
This addresses the removal of the cap for hosted and un-hosted STRs.

A10 – PAGE 6, LINES 19-22:
~~(C) HOMEOWNERS' ASSOCIATION, ETC., REGULATIONS.~~
~~THE USE OF A DWELLING UNIT FOR SHORT-TERM RESIDENTIAL RENTALS MUST COMPLY WITH ALL APPLICABLE REGULATIONS OF ANY GOVERNING HOMEOWNERS' ASSOCIATION OR CONDOMINIUM REGIME.~~

Commented [CE10]:
HCD doesn't think they can enforce HOA rules, regs, etc.

A11 -- PAGE 6, 29-32:
(1) MAKE A RECORD, IN THE FORM AND CONTAINING THE INFORMATION REQUIRED BY THE RULES AND REGULATIONS ADOPTED UNDER THIS SUBTITLE, OF ALL OF THE HOST'S SHORT-TERM RESIDENTIAL RENTALS ~~AND THEIR RESPECTIVE TRANSIENT GUESTS~~;

Commented [CE11]:
There's a line which would force platforms to divulge the guest's information.

A12 -- PAGE 7, LINES 13-16:
"AT ALL TIMES DURING THE TERM OF A SHORT-TERM RESIDENTIAL RENTAL, THE HOST MUST PROMINENTLY DISPLAY A SIGN, IN THE FORM AND MANNER REQUIRED BY THE RULES AND REGULATIONS ADOPTED UNDER THIS SUBTITLE, STATING THAT THE DWELLING UNIT ~~FACILITY~~ IS LICENSED FOR SHORT-TERM RESIDENTIAL RENTALS."

Commented [CE12]:
This is technical, addresses the unique identifier that we are using.

A13 – PAGE 8 ADD AFTER LINE 9:
"(4) UPON RECEIVING WRITTEN NOTICE FROM THE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT THAT A DWELLING UNIT ADVERTISED OR LISTED FOR SHORT-TERM RESIDENTIAL RENTAL ON A HOSTING PLATFORM CANNOT LAWFULLY BE USED FOR A SHORT-TERM RESIDENTIAL RENTAL, THE HOSTING PLATFORM SHALL REMOVE THE ADVERTISEMENT OR LISTING WITHIN THREE (3) DAYS. IF NOT REMOVED WITHIN THREE (3) DAYS, A FINE SHALL BE LEVIED AGAINST THE HOSTING PLATFORM FOR EACH DAY THE ADVERTISEMENT OR LISTING REMAINS ON PUBLIC DISPLAY, IN ACCORDANCE WITH § 48-26."

"(5) IT IS BE UNLAWFUL FOR A HOSTING PLATFORM TO COLLECT OR RECEIVE A FEE IN EXCHANGE FOR FACILITATING RESERVATIONS, ADVERTISEMENTS OR LISTINGS OF SHORT-TERM RESIDENTIAL RENTALS; SERVING AS A CONDUIT OF COMMUNICATION BETWEEN HOSTS AND TRANSIENT GUESTS; OR OTHERWISE FACILITATING BOOKING TRANSACTIONS FOR SHORT-TERM RESIDENTIAL RENTALS IF THE DWELLING UNIT CANNOT LAWFULLY BE USED FOR A SHORT-TERM RESIDENTIAL RENTAL."

Commented [EC13]: This requires the platform to remove listings of STRs that do not have a license within 3 days.

A14 – PAGE 8, LINES 12-14:
"A HOSTING PLATFORM MUST:

(I) MAKE A RECORD OF ALL SHORT-TERM RESIDENTIAL RENTALS IN BALTIMORE CITY ADVERTISED, LISTED OR OTHERWISE FACILITATED BY THAT PLATFORM;

Commented [CE14]: Technical clarification.

A15 – PAGE 8, LINES 17-18:
(III) ON LAWFUL REQUEST, MAKE THAT RECORD AVAILABLE FOR INSPECTION BY THE FINANCE DEPARTMENT. THE FINANCE DEPARTMENT SHALL HAVE THE POWER TO ISSUE AND SERVE ADMINISTRATIVE SUBPOENAS AS NECESSARY TO ENSURE HOSTING PLATFORM COMPLIANCE."

Commented [CE15]: Administrative subpoena power.

A16 – PAGE 8, LINE 23:
(II) THE STREET ADDRESS AND BLOCK / LOT OF THE SHORT-TERM RESIDENTIAL RENTAL;

Commented [CE16]: Clarification for identification of properties.

A17 – PAGE 13, BEFORE LINE 16, INSERT:
"IF ANY PROVISION OF THIS ORDINANCE OR ITS APPLICATION TO ANY PERSON, ENTITY OR CIRCUMSTANCE IS HELD INVALID, THIS INVALIDITY DOES NOT AFFECT OTHER PROVISIONS OR APPLICATION, AND TO THIS EXTENT THE PROVISIONS OF THIS ORDINANCE ARE SEVERABLE."

Commented [CE17]: This is a severability clause. This will be the new Section 2.

A18 – PAGE 13, LINES 19-20:
SECTION 3. AND BE IT FURTHER ORDAINED, THAT THIS ORDINANCE TAKES FOR EACH TITLE TAKES EFFECT ON THE FOLLOWING DATES:

- ARTICLE 15 SUBTITLE 48 ON DECEMBER 31, 2019
- ARTICLE 28 SUBTITLE 21 ON DECEMBER 31, 2018
- ARTICLE 1 SUBTITLE 40 ON DECEMBER 31, 2019

EFFECT ON THE 180TH DAY AFTER THE DATE IT IS ENACTED.

Commented [CE18]: Mayor's Office
We want to start collecting the tax immediately, and we want the licensing to go into effect on Dec 31, 2019.

BALTIMORE CITY COUNCIL

MARY PAT CLARKE
14th District

City Hall, Room 550
100 N. Holliday St.
Baltimore, Md 21202
410-396-4814
410-545-7585 fax
marypat.clarke@baltimorecity.gov

February 13, 2018

Director Avery Aisenstark and Deputy Director Thaddeus Watulak
Ethics Committee of Baltimore City
Department of Legislative Reference
City Hall, 6th floor
Baltimore, Maryland 21202

Re: Disclosure of Conflict and Recusal pertaining to City Council Bill
18-0189- Short-Term Residential Rentals – Regulation and Taxation

Dear Mr. Aisenstark and Mr. Watulak,
As advised by Deputy Director Watulak, Ethics Committee of Baltimore City, I have a conflict of interest pertaining to provisions of this legislation and am recusing myself, as required, from active participation in City Council hearings, votes, and discussions on Bill 18-0189.

My husband and I are owners of The Baltimorean Apartments, 2905 North Charles Street, in Baltimore. A small but relevant portion of our operations involve short-term rentals for out-of-town visitors to Baltimore City, mainly related to guest faculty assignments and special events across the street at the Johns Hopkins University, Homewood Campus. Bill 18-0189 affects that short-term rental portion of the business.

Because so many 14th District constituents are also affected and have been requesting my advice about provisions of this legislation, I have been advised that, without my direct supervision, my staff may provide the "constituent services" of arranging meetings with other legislators and City Council staff members who can help answer questions and assist in the amendment process. My staff is to restrict itself to contact and meeting arrangements and factual tasks such as confirming hearing dates and cancellations. They may not and will not advise in any way about the legislation itself. Thanks for your attention.

Sincerely yours,

Mary Pat Clarke

received
2/14/18 FLC

cc: Kara Kunst, President's Office; Hon. Sharon Middleton; Cindy Leahy & Stephanie Murdock

Davies