

SENATE BILL 691

Q4, Q8

3lr2150
CF 3lr2239

By: **Senator King**

Introduced and read first time: February 6, 2023

Assigned to: Budget and Taxation

A BILL ENTITLED

1 AN ACT concerning

2 **Home Amenity Rentals – Sales and Use Tax Imposed and Local Tax Authorized**

3 FOR the purpose of applying the sales and use tax to a sale or use of certain home amenity
4 rentals; authorizing a county or municipality to impose a certain home amenity
5 rental tax under certain circumstances and subject to certain limitations; and
6 generally relating to the taxation of home amenity rentals.

7 BY renumbering

8 Article – Tax – General

9 Section 11–101(c–6) through (c–8)

10 to be Section 11–101(c–10) through (c–12), respectively

11 Annotated Code of Maryland

12 (2022 Replacement Volume)

13 BY repealing and reenacting, without amendments,

14 Article – Tax – General

15 Section 11–101(a) and (l)(1)

16 Annotated Code of Maryland

17 (2022 Replacement Volume)

18 BY adding to

19 Article – Tax – General

20 Section 11–101(c–6) through (c–9)

21 Annotated Code of Maryland

22 (2022 Replacement Volume)

23 BY repealing and reenacting, with amendments,

24 Article – Tax – General

25 Section 11–101(k)(1), (l)(5) and (6), and (o)(1)

26 Annotated Code of Maryland

27 (2022 Replacement Volume)

EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.

[Brackets] indicate matter deleted from existing law.



1 BY adding to
2 Article – Local Government
3 Section 20–901 through 20–911 to be under the new subtitle “Subtitle 9. Local Home
4 Amenity Rental Tax”
5 Annotated Code of Maryland
6 (2013 Volume and 2022 Supplement)

7 SECTION 1. BE IT ENACTED BY THE GENERAL ASSEMBLY OF MARYLAND,
8 That Section(s) 11–101(c–6) through (c–8) of Article – Tax – General of the Annotated Code
9 of Maryland be renumbered to be Section(s) 11–101(c–10) through (c–12), respectively.

10 SECTION 2. AND BE IT FURTHER ENACTED, That the Laws of Maryland read
11 as follows:

12 **Article – Tax – General**

13 11–101.

14 (a) In this title the following words have the meanings indicated.

15 (C–6) “HOME AMENITY” MEANS ANY PORTION, WHETHER INDOORS OR
16 OUTDOORS, OF A RESIDENTIAL PROPERTY, EXCLUDING BEDROOMS OR ANY
17 PORTION OF THE PROPERTY INTENDED FOR SLEEPING QUARTERS, THAT IS
18 OCCUPIED BY THE HOUR AND FOR NOT MORE THAN 15 HOURS CONSECUTIVELY.

19 (C–7) “HOME AMENITY RENTAL” MEANS THE TEMPORARY USE IN EXCHANGE
20 FOR CONSIDERATION OF A HOME AMENITY.

21 (C–8) (1) “HOME AMENITY RENTAL INTERMEDIARY” MEANS A PERSON,
22 OTHER THAN A HOME AMENITY RENTAL PROVIDER, WHO FACILITATES THE SALE OR
23 USE OF A HOME AMENITY AND CHARGES A BUYER THE TAXABLE PRICE FOR THE
24 HOME AMENITY RENTAL.

25 (2) FOR PURPOSES OF THIS SUBSECTION, A PERSON SHALL BE
26 CONSIDERED TO FACILITATE THE SALE OR USE OF A HOME AMENITY IF THE PERSON
27 BROKERS, COORDINATES, OR IN ANY OTHER WAY ARRANGES FOR THE SALE OR USE
28 OF A HOME AMENITY BY A BUYER.

29 (C–9) “HOME AMENITY RENTAL PLATFORM” MEANS AN INTERNET–BASED
30 DIGITAL ENTITY THAT:

31 (1) ADVERTISES THE AVAILABILITY OF HOME AMENITIES; AND

1 **(2) RECEIVES COMPENSATION FOR FACILITATING RESERVATIONS OR**
2 **PROCESSING BOOKING TRANSACTIONS ON BEHALF OF THE OWNER, OPERATOR, OR**
3 **MANAGER OF A HOME AMENITY.**

4 (k) (1) “Tangible personal property” means:

5 (i) corporeal personal property of any nature;

6 (ii) an accommodation; [or]

7 (iii) a short-term rental; **OR**

8 **(IV) A HOME AMENITY RENTAL.**

9 (l) (1) “Taxable price” means the value, in money, of the consideration of any
10 kind that is paid, delivered, payable, or deliverable by a buyer to a vendor in the
11 consummation and complete performance of a sale without deduction for any expense or
12 cost, including the cost of:

13 (i) any labor or service rendered;

14 (ii) any material used; or

15 (iii) any property, digital code, or digital product sold.

16 (5) “Taxable price” includes[,]:

17 **(I)** for the sale or use of an accommodation facilitated by an
18 accommodations intermediary or a short-term rental platform, the full amount of the
19 consideration paid by a buyer for the sale or use of an accommodation, but not including
20 any tax that is remitted to a taxing authority; **AND**

21 **(II) FOR THE SALE OR USE OF A HOME AMENITY RENTAL**
22 **FACILITATED BY A HOME AMENITY RENTAL INTERMEDIARY OR HOME AMENITY**
23 **RENTAL PLATFORM, THE FULL AMOUNT OF CONSIDERATION PAID BY A BUYER FOR**
24 **THE SALE OR USE OF A HOME AMENITY RENTAL, BUT NOT INCLUDING ANY TAX THAT**
25 **IS REMITTED TO A TAXING AUTHORITY.**

26 (6) “Taxable price” does not include[,]:

27 **(I)** for the sale or use of an accommodation facilitated by an
28 accommodations intermediary or a short-term rental platform, a commission paid by an
29 accommodations provider to a person after facilitating the sale or use of an accommodation;
30 **OR**

1 **(II) FOR THE SALE OR USE OF A HOME AMENITY RENTAL**
 2 **FACILITATED BY A HOME AMENITY RENTAL INTERMEDIARY OR HOME AMENITY**
 3 **RENTAL PLATFORM, A COMMISSION PAID BY A HOME AMENITY RENTAL PROVIDER**
 4 **TO A PERSON AFTER FACILITATING THE SALE OR USE OF A HOME AMENITY RENTAL.**

5 (o) (1) “Vendor” means a person who:

6 (i) engages in the business of an out-of-state vendor, as defined in
 7 § 11-701 of this title;

8 (ii) engages in the business of a retail vendor, as defined in § 11-701
 9 of this title;

10 (iii) holds a special license issued under § 11-707 of this title;

11 (iv) is an accommodations intermediary **OR A HOME AMENITY**
 12 **RENTAL INTERMEDIARY;**

13 (v) is a short-term rental platform **OR HOME AMENITY RENTAL**
 14 **PLATFORM;**

15 (vi) engages in the business of a marketplace facilitator; or

16 (vii) engages in the business of a marketplace seller.

17 **Article – Local Government**

18 **SUBTITLE 9. LOCAL HOME AMENITY RENTAL TAX.**

19 **PART I. COUNTY HOME AMENITY RENTAL TAX.**

20 **20-901.**

21 **(A) IN THIS PART THE FOLLOWING WORDS HAVE THE MEANINGS**
 22 **INDICATED.**

23 **(B) “HOME AMENITY” MEANS ANY PORTION, WHETHER INDOORS OR**
 24 **OUTDOORS, OF A RESIDENTIAL PROPERTY, EXCLUDING BEDROOMS OR ANY**
 25 **PORTION OF THE PROPERTY INTENDED FOR SLEEPING QUARTERS, THAT IS**
 26 **OCCUPIED BY THE HOUR AND FOR NOT MORE THAN 15 HOURS CONSECUTIVELY.**

27 **(C) “HOME AMENITY RENTAL” MEANS THE TEMPORARY USE IN EXCHANGE**
 28 **FOR CONSIDERATION OF A HOME AMENITY.**

1 **(D) “HOME AMENITY RENTAL CHARGE” MEANS A CHARGE FOR A HOME**
2 **AMENITY RENTAL, EXCLUDING ANY CHARGE FOR SERVICES.**

3 **(E) “HOME AMENITY RENTAL TAX” MEANS THE TAX ON A HOME AMENITY**
4 **RENTAL CHARGE.**

5 **(F) “WESTERN MARYLAND CODE COUNTY” MEANS A CODE COUNTY IN THE**
6 **WESTERN MARYLAND CLASS AS ESTABLISHED UNDER § 9-302 OF THIS ARTICLE.**

7 **20-902.**

8 **THIS PART APPLIES ONLY TO:**

9 **(1) A CHARTER COUNTY;**

10 **(2) A CODE COUNTY;**

11 **(3) CALVERT COUNTY;**

12 **(4) CARROLL COUNTY;**

13 **(5) CECIL COUNTY;**

14 **(6) GARRETT COUNTY;**

15 **(7) ST. MARY’S COUNTY;**

16 **(8) SOMERSET COUNTY; AND**

17 **(9) WASHINGTON COUNTY.**

18 **20-903.**

19 **(A) A COUNTY MAY IMPOSE, BY RESOLUTION, A HOME AMENITY RENTAL**
20 **TAX.**

21 **(B) (1) THIS SUBSECTION APPLIES ONLY TO CALVERT COUNTY,**
22 **CHARLES COUNTY, AND ST. MARY’S COUNTY.**

23 **(2) THE GOVERNING BODY OF A COUNTY SHALL HOLD A PUBLIC**
24 **HEARING BEFORE IMPOSING A HOME AMENITY RENTAL TAX.**

25 **(3) THE HEARING:**

1 **(I) SHALL BE ADVERTISED TWICE IN A NEWSPAPER OF**
2 **GENERAL CIRCULATION IN THE COUNTY AT LEAST 10 DAYS BEFORE THE HEARING;**
3 **AND**

4 **(II) MAY NOT BE PART OF THE ANNUAL BUDGET HEARING.**

5 **20-904.**

6 **(A) SUBJECT TO THIS SECTION, THE HOME AMENITY RENTAL TAX RATE IS**
7 **THE RATE THAT THE COUNTY SETS BY RESOLUTION.**

8 **(B) THE HOME AMENITY RENTAL TAX RATE MAY NOT EXCEED:**

9 **(1) EXCEPT AS OTHERWISE PROVIDED IN THIS SECTION, 1.5% IN A**
10 **CODE COUNTY;**

11 **(2) 1.5% IN CECIL COUNTY;**

12 **(3) 2% IN TALBOT COUNTY;**

13 **(4) 2.5% IN CALVERT COUNTY, CARROLL COUNTY, CHARLES**
14 **COUNTY, DORCHESTER COUNTY, FREDERICK COUNTY, ST. MARY'S COUNTY, AND**
15 **SOMERSET COUNTY;**

16 **(5) 3% IN WICOMICO COUNTY; AND**

17 **(6) 4% IN GARRETT COUNTY.**

18 **(C) WITH THE UNANIMOUS CONSENT OF THE COUNTY COMMISSIONERS:**

19 **(1) A CODE COUNTY OTHER THAN A WESTERN MARYLAND CODE**
20 **COUNTY MAY SET A HOME AMENITY RENTAL TAX RATE UP TO 2.5%; AND**

21 **(2) A WESTERN MARYLAND CODE COUNTY MAY SET A HOME AMENITY**
22 **RENTAL TAX RATE UP TO 4%.**

23 **(D) THE HOME AMENITY RENTAL TAX RATE IN WASHINGTON COUNTY IS 3%.**

24 **20-905.**

1 TO PROVIDE FOR THE ORDERLY, SYSTEMATIC, AND THOROUGH
2 ADMINISTRATION OF THE HOME AMENITY RENTAL TAX, A COUNTY MAY ADOPT
3 REGULATIONS THAT:

4 (1) ARE CONSISTENT WITH THIS PART; AND

5 (2) CONFORM TO THE APPLICABLE PROVISIONS AND REGULATIONS
6 FOR THE SALES AND USE TAX UNDER TITLE 11 OF THE TAX – GENERAL ARTICLE.

7 20–906. RESERVED

8 20–907. RESERVED.

9 PART II. MUNICIPAL HOME AMENITY RENTAL TAX.

10 20–908.

11 THE DEFINITIONS IN § 20–901 OF THIS SUBTITLE APPLY IN THIS PART.

12 20–909.

13 (A) EXCEPT AS PROVIDED IN SUBSECTION (B) OF THIS SECTION, A
14 MUNICIPALITY MAY IMPOSE, BY ORDINANCE OR RESOLUTION, A HOME AMENITY
15 RENTAL TAX.

16 (B) A MUNICIPALITY MAY NOT IMPOSE A HOME AMENITY RENTAL TAX IF THE
17 MUNICIPALITY IS LOCATED IN A COUNTY THAT DOES NOT IMPOSE A HOME AMENITY
18 RENTAL TAX UNDER THIS SUBTITLE.

19 20–910.

20 (A) SUBJECT TO SUBSECTION (B) OF THIS SECTION, A MUNICIPALITY SHALL
21 SET THE RATE OF THE HOME AMENITY RENTAL TAX.

22 (B) THE HOME AMENITY RENTAL TAX FOR A MUNICIPALITY MAY NOT
23 EXCEED 1%.

24 20–911.

25 A MUNICIPALITY THAT IMPOSES A HOME AMENITY RENTAL TAX MAY PROVIDE
26 FOR THE ADMINISTRATION AND COLLECTION OF THE TAX.

27 SECTION 3. AND BE IT FURTHER ENACTED, That this Act shall take effect July
28 1, 2023.