

SENATE BILL 132

C2, Q8, E1

(PRE-FILED)

5lr1201
CF HB 87

By: **Senator Feldman**

Requested: October 15, 2024

Introduced and read first time: January 8, 2025

Assigned to: Education, Energy, and the Environment and Budget and Taxation

A BILL ENTITLED

1 AN ACT concerning

2 **Short-Term Rentals and Home Amenity Rentals – Taxation, Regulation, and**
3 **Crimes**

4 FOR the purpose of applying certain health and safety requirements to short-term rental
5 units and home amenities; prohibiting a person from conducting visual surveillance
6 with prurient intent of an individual located in a home amenity or short-term rental
7 without the consent of the individual; prohibiting a person from obstructing or
8 hindering the free passage or disturbing the peace of another in a home amenity or
9 short-term rental unit; authorizing the Mayor and City Council of Baltimore City or
10 the governing body of a county to adopt rules or regulations, by resolution or
11 ordinance, relating to high-intensity use of short-term rentals located in certain
12 areas; requiring owners of short-term rental units or home amenities to submit, on
13 or before a certain date each year, a certain report to the Comptroller; including
14 “short-term rental platform” and “short-term rental unit” in the definition of “hotel”
15 for the purpose of the county and municipal corporation hotel rental tax; and
16 generally relating to short-term rentals and home amenity rentals.

17 BY adding to

18 Article – Business Regulation

19 Section 15–301 through 15–304 to be under the new subtitle “Subtitle 3. Short-Term
20 Rentals and Home Amenity Rentals”

21 Annotated Code of Maryland

22 (2024 Replacement Volume)

23 BY repealing and reenacting, with amendments,

24 Article – Criminal Law

25 Section 3–902(a) and 10–201(a)

26 Annotated Code of Maryland

27 (2021 Replacement Volume and 2024 Supplement)

EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.

[Brackets] indicate matter deleted from existing law.



1 BY repealing and reenacting, without amendments,
2 Article – Criminal Law
3 Section 3–902(c) and 10–201(c)(1) and (5)
4 Annotated Code of Maryland
5 (2021 Replacement Volume and 2024 Supplement)

6 BY repealing and reenacting, with amendments,
7 Article – Local Government
8 Section 20–401
9 Annotated Code of Maryland
10 (2013 Volume and 2024 Supplement)

11 SECTION 1. BE IT ENACTED BY THE GENERAL ASSEMBLY OF MARYLAND,
12 That the Laws of Maryland read as follows:

13 **Article – Business Regulation**

14 **SUBTITLE 3. SHORT-TERM RENTALS AND HOME AMENITY RENTALS.**

15 **15–301.**

16 (A) IN THIS SUBTITLE THE FOLLOWING WORDS HAVE THE MEANINGS
17 INDICATED.

18 (B) “HOME AMENITY” HAS THE MEANING STATED IN § 11–101 OF THE
19 TAX – GENERAL ARTICLE.

20 (C) “HOME AMENITY RENTAL” HAS THE MEANING STATED IN § 11–101 OF
21 THE TAX – GENERAL ARTICLE.

22 (D) (1) “RENTAL INTERMEDIARY” MEANS A PERSON, OTHER THAN THE
23 OWNER, WHO FACILITATES THE SALE OR USE OF A SHORT-TERM RENTAL UNIT OR
24 HOME AMENITY AND CHARGES A BUYER THE TAXABLE PRICE FOR THE SHORT-TERM
25 RENTAL OR HOME AMENITY RENTAL.

26 (2) FOR PURPOSES OF THIS SUBTITLE, A PERSON SHALL BE
27 CONSIDERED TO FACILITATE THE SALE OR USE OF A SHORT-TERM RENTAL UNIT OR
28 HOME AMENITY IF THE PERSON BROKERS, COORDINATES, OR IN ANY OTHER WAY
29 ARRANGES FOR THE SALE OR USE OF A SHORT-TERM RENTAL UNIT OR HOME
30 AMENITY BY A BUYER.

31 (E) “SHORT-TERM RENTAL” HAS THE MEANING STATED IN § 11–101 OF THE
32 TAX – GENERAL ARTICLE.

1 (F) "SHORT-TERM RENTAL UNIT" HAS THE MEANING STATED IN § 11-101
2 OF THE TAX – GENERAL ARTICLE.

3 15-302.

4 (A) A SHORT-TERM RENTAL UNIT OR HOME AMENITY IS:

5 (1) SUBJECT TO THE HEALTH AND SAFETY REQUIREMENTS THAT ARE
6 ESTABLISHED UNDER TITLE 9, SUBTITLE 5 OF THE PUBLIC SAFETY ARTICLE
7 (EVACUATION PROCEDURES IN CASE OF FIRE);

8 (2) A PROPERTY OR A PORTION OF A PROPERTY IN WHICH A PRIVATE
9 PLACE MAY BE LOCATED FOR PURPOSES OF § 3-902 OF THE CRIMINAL LAW
10 ARTICLE (VISUAL SURVEILLANCE WITH PRURIENT INTENT); AND

11 (3) A PUBLIC PLACE FOR PURPOSES OF § 10-201 OF THE CRIMINAL
12 LAW ARTICLE (DISTURBING THE PUBLIC PEACE AND DISORDERLY CONDUCT).

13 (B) IN ADDITION TO COMPLYING WITH THE REQUIREMENTS OF SUBSECTION
14 (A) OF THIS SECTION, A SHORT-TERM RENTAL UNIT OR HOME AMENITY SHALL BE IN
15 COMPLIANCE WITH THE HEALTH AND SAFETY PROVISIONS THAT THE COUNTY AND
16 MUNICIPAL CORPORATION IMPOSE ON HOTELS OR SIMILAR AMENITIES LOCATED IN
17 THE SAME JURISDICTION.

18 (C) THE RENTAL INTERMEDIARY SHALL PROVIDE THE OWNER OF THE
19 SHORT-TERM RENTAL UNIT OR HOME AMENITY WITH THE NECESSARY FUNDS TO
20 COMPLY WITH THE REQUIREMENTS OF THIS SECTION.

21 15-303.

22 THE MAYOR AND CITY COUNCIL OF BALTIMORE CITY OR THE GOVERNING
23 BODY OF A COUNTY OR MUNICIPAL CORPORATION MAY ADOPT RULES OR
24 REGULATIONS, BY RESOLUTION OR ORDINANCE, RELATING TO HIGH-INTENSITY USE
25 OF SHORT-TERM RENTALS IN AREAS LACKING AN ADEQUATE SUPPLY OF
26 AFFORDABLE HOUSING, INCLUDING A RULE OR REGULATION THAT DEFINES A
27 HIGH-INTENSITY USE OF SHORT-TERM RENTALS BASED ON:

28 (1) THE NUMBER OF NIGHTS BOOKED;

29 (2) INFRASTRUCTURE CONSTRAINTS IN THE AREA SURROUNDING
30 THE SHORT-TERM RENTAL UNITS;

- 1 1. an office, business, or store;
- 2 2. a recreational facility;
- 3 3. a restaurant or tavern;
- 4 4. a hotel, motel, or other lodging facility;
- 5 5. a theater or sports arena;
- 6 6. a school or other educational institution;
- 7 7. a bank or other financial institution;
- 8 8. any part of a family child care home used for the care and
9 custody of a child; [or]
- 10 9. **A HOME AMENITY OR SHORT-TERM RENTAL UNIT; OR**
- 11 **10.** another place of public use or accommodation.

12 (ii) "Private place" includes a tanning room, dressing room, bedroom,
13 or restroom.

14 **(7) "SHORT-TERM RENTAL UNIT" HAS THE MEANING STATED IN §**
15 **11-101 OF THE TAX - GENERAL ARTICLE.**

16 **[(6)] (8)** (i) "Visual surveillance" means the deliberate, surreptitious
17 observation of an individual by any means.

18 (ii) "Visual surveillance" includes surveillance by:

- 19 1. direct sight;
- 20 2. the use of mirrors; or
- 21 3. the use of cameras.

22 (iii) "Visual surveillance" does not include a casual, momentary, or
23 unintentional observation of an individual.

24 (c) A person may not with prurient intent conduct or procure another to conduct
25 visual surveillance of:

26 (1) an individual in a private place without the consent of that individual;
27 or

1 (2) the private area of an individual by use of a camera without the consent
2 of the individual under circumstances in which a reasonable person would believe that the
3 private area of the individual would not be visible to the public, regardless of whether the
4 individual is in a public or private place.

5 10–201.

6 (a) (1) In this section the following words have the meanings indicated.

7 (2) **“HOME AMENITY” HAS THE MEANING STATED IN § 11–101 OF THE**
8 **TAX – GENERAL ARTICLE.**

9 **(3)** (i) “Public conveyance” means a conveyance to which the public or a
10 portion of the public has access to and a right to use for transportation.

11 (ii) “Public conveyance” includes an airplane, vessel, bus, railway
12 car, school vehicle, and subway car.

13 **[(3)] (4)** (i) “Public place” means a place to which the public or a
14 portion of the public has access and a right to resort for business, dwelling, entertainment,
15 or other lawful purpose.

16 (ii) “Public place” includes:

17 1. a restaurant, shop, shopping center, store, tavern, or other
18 place of business;

19 2. a public building;

20 3. a public parking lot;

21 4. a public street, sidewalk, or right-of-way;

22 5. a public park or other public grounds;

23 6. the common areas of a building containing four or more
24 separate dwelling units, including a corridor, elevator, lobby, and stairwell;

25 7. a hotel or motel;

26 8. a place used for public resort or amusement, including an
27 amusement park, golf course, race track, sports arena, swimming pool, and theater;

28 9. an institution of elementary, secondary, or higher
29 education;

1 10. a place of public worship;

2 11. a place or building used for entering or exiting a public
3 conveyance, including an airport terminal, bus station, dock, railway station, subway
4 station, and wharf; [and]

5 12. **A HOME AMENITY OR SHORT-TERM RENTAL UNIT;**
6 **AND**

7 13. the parking areas, sidewalks, and other grounds and
8 structures that are part of a public place.

9 **(5) "SHORT-TERM RENTAL UNIT" HAS THE MEANING STATED IN §**
10 **11-101 OF THE TAX – GENERAL ARTICLE.**

11 (c) (1) A person may not willfully and without lawful purpose obstruct or
12 hinder the free passage of another in a public place or on a public conveyance.

13 (5) A person from any location may not, by making an unreasonably loud
14 noise, willfully disturb the peace of another:

15 (i) on the other's land or premises;

16 (ii) in a public place; or

17 (iii) on a public conveyance.

18 **Article – Local Government**

19 20-401.

20 (a) In this part the following words have the meanings indicated.

21 (b) (1) "Hotel" means:

22 **(I)** an establishment that offers sleeping accommodations for
23 compensation; **OR**

24 **(II) A SHORT-TERM RENTAL PLATFORM.**

25 (2) "Hotel" includes:

26 (i) an apartment;

27 (ii) a cottage;

1 (iii) a hostelry;

2 (iv) an inn;

3 (v) a motel;

4 (vi) a rooming house;

5 **(VII) A SHORT-TERM RENTAL UNIT; or**

6 **[(vii)] (VIII) a tourist home.**

7 (c) “Hotel rental tax” means the tax on a transient charge.

8 **(D) “SHORT-TERM RENTAL PLATFORM” HAS THE MEANING STATED IN §**
9 **11-101 OF THE TAX – GENERAL ARTICLE.**

10 **(E) “SHORT-TERM RENTAL UNIT” HAS THE MEANING STATED IN § 11-101**
11 **OF THE TAX – GENERAL ARTICLE.**

12 **[(d)] (F) (1) (i)** Except as provided in subparagraphs (ii), (iii), and (iv) of
13 this paragraph, “transient charge” means a hotel charge for sleeping accommodations for a
14 period not exceeding 4 consecutive months.

15 (ii) In Carroll County, “transient charge” means a hotel charge for
16 sleeping accommodations for a period not exceeding 25 days.

17 (iii) In Frederick County, “transient charge” means a hotel charge for
18 sleeping accommodations for a period not exceeding 90 days.

19 (iv) In Garrett County and Washington County, “transient charge”
20 means a hotel charge for sleeping accommodations for a period not exceeding 30 days.

21 (2) “Transient charge” does not include any hotel charge for:

22 (i) services; or

23 (ii) accommodations other than sleeping accommodations.

24 **[(e)] (G) “Western Maryland code county” means a code county in the Western**
25 **Maryland class as established under § 9-302 of this article.**

26 SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect July
27 1, 2025.