

FINAL

COUNTY COUNCIL OF ANNE ARUNDEL COUNTY, MARYLAND

Legislative Session 2020, Legislative Day No. 22

Bill No. 45-20

Introduced by Ms. Rodvien

By the County Council, June 1, 2020

Introduced and first read on June 1, 2020
Public Hearing set for and held on July 6, 2020
Bill Expires September 4, 2020

By Order: JoAnne Gray, Administrative Officer

A BILL ENTITLED

1 AN ORDINANCE concerning: Licenses and Registrations – Short-term Residential
2 Rentals

3
4 FOR the purpose of rescinding a requirement that a host provide a phone number to hosting
5 platforms to verify approval of a registration; rescinding a requirement that hosting
6 platforms verify the registration of a host under certain circumstances; requiring a
7 hosting platform to have a registration field for hosts to input their registration numbers;
8 requiring a hosting platform to remove listings as promptly as possible after learning
9 from the Department or the host that a registration has been rescinded or revoked;
10 rescinding a prohibition against the **hosting platform's** collection of rent when a
11 dwelling cannot be lawfully used as a short-term residential rental; prohibiting the
12 hosting platform from taking certain action if the host has failed to enter a registration
13 number in the registration field; providing for a certain stay of enforcement of certain
14 provisions of this Ordinance; and generally relating to short-term residential rentals.

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16 BY repealing and reenacting, with amendments: §§ 11-13A-102(a)(7); and 11-13A-103(1),
17 (3), and (4) (as amended by Bill No. 89-19)
18 Anne Arundel County Code (2005, as amended)

19
20 SECTION 1. *Be it enacted by the County Council of Anne Arundel County, Maryland,*
21 That Section(s) of the Anne Arundel County Code (2005, as amended) (and as amended
22 by Bill No. 89-19) read as follows:

ARTICLE 11. LICENSES AND REGISTRATIONS

EXPLANATION: CAPITALS indicate new matter added to existing law.
[[Brackets]] indicate matter deleted from existing law.
Captions and taglines in **bold** in this bill are catchwords and are not law.
Asterisks *** indicate existing Code provisions in a list or chart that remain unchanged.

TITLE 13A. SHORT-TERM RESIDENTIAL RENTALS

11-13A-102. Hosts.

(a) Requirements and prohibitions.

(7) A host shall provide hosting platforms with the registration number issued by the Department for the dwelling unit ~~[[and a phone number to verify approval of the registration]]~~.

11-13A-103. Hosting platforms.

A hosting platform shall comply with all of the following:

(1) A hosting platform may not advertise, list, post, or otherwise facilitate a booking transaction for a short-term residential rental without having ~~[[verified that the host has a valid, current registration from the Department for short-term residential rentals and that the rental address matches the address on the registration, except that a hosting platform need not re-verify the validity of the registration unless:~~

(i) The hosting platform receives notice from the Department or any other source that the host cannot lawfully enter into short-term residential rental transactions; or

(ii) The host has stopped offering short-term residential rentals with the hosting platform for a period of 12 months or more since the registration was last verified]] A REGISTRATION FIELD IN PLACE FOR HOSTS TO INPUT THEIR VALID, CURRENT REGISTRATION NUMBERS FROM THE DEPARTMENT FOR SHORT-TERM RESIDENTIAL RENTALS.

(3) A hosting platform shall remove an advertisement, listing, or post ~~[[within three days if]] AS PROMPTLY AS POSSIBLE AFTER the hosting platform learns from the Department ~~[[or any other source]] OR THE HOST that the host's registration has been suspended or revoked.~~~~

(4) A hosting platform may not ~~[[collect rent in exchange for facilitating reservations, advertisements, listings, or posts of]] FACILITATE RESERVATIONS FOR, OR ADVERTISE, LIST, OR POST, A short-term residential ~~[[rentals]] RENTAL if the ~~[[dwelling unit cannot lawfully be used for a short-term residential rental]] HOST HAS FAILED TO ENTER A REGISTRATION NUMBER INTO THE REGISTRATION FIELD.~~~~~~

SECTION 2. *And be it further enacted*, That § 11-13A-103(1) and (4), enacted in Section 1 of this Ordinance, may not be enforced against hosting platforms for a period of

1 six months after the effective date of this Ordinance and the County may grant extensions
2 of the six-month period to hosting platforms that need additional time to construct the
3 registration field.

4
5 SECTION 3. *And be it further enacted,* That this Ordinance shall take effect 45 days
6 from the date it becomes law.

READ AND PASSED this 6th day of July, 2020

By Order:



JoAnne Gray
Administrative Officer

PRESENTED to the County Executive for his approval this 7th day of July, 2020



JoAnne Gray
Administrative Officer

APPROVED AND ENACTED this 8th day of July, 2020



Steuart Pittman
County Executive

EFFECTIVE DATE: August 22, 2020

I HEREBY CERTIFY THAT THIS IS A TRUE AND CORRECT COPY OF
BILL NO. 45-20. THE ORIGINAL OF WHICH IS RETAINED IN THE
FILES OF THE COUNTY COUNCIL.



JoAnne Gray
Administrative Officer