## COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND Legislative Session 2024, Legislative Day No. <u>14</u>

Bill No. <u>68-24</u>

Councilmembers Ertel, Crandell, & Jones

By the County Council, August 5, 2024

A BILL ENTITLED

AN ACT concerning

Rental Housing Licenses – Short-Term Rental License

FOR the purpose of establishing a short-term rental license; defining certain terms; prohibiting certain activity related to the operation of a short-term rental without a license; requiring the County to issue or renew a license for a short-term rental that meets certain requirements, provide certain information, and pay a fee; prohibiting such issuance or renewal under certain circumstances; permitting the County to require certain inspections as a pre-condition of license issuance or renewal; establishing the discretion of certain department officials when evaluating a license application; establishing certain limitations on the number of guests for a short-term rental based on certain criteria and the length of time a short-term rental may be rented; requiring the building in which a short-term rental

EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.

[Brackets] indicate matter stricken from existing law.

Strike out indicates matter stricken from bill. Underlining indicates amendments to bill.

is located and the bedrooms within a short-term rental to meet certain safety and building code requirements; prohibiting the host of a licensed short-term rental from advertising the rental as a private or public event space on a hosting platform; requiring the host of a short-term rental to retain certain records; establishing that a short-term rental is subject to the County's transient occupancy tax and that the host of a short-term rental shall comply with applicable requirements; establishing certain grounds for the suspension or revocation of a short-term rental license; establishing civil penalties for certain activity related to the operation of a short-term rental without a license; permitting the County to adopt regulations to carry out the provisions of this act; and generally relating to rental housing licenses and short-term rentals.

## BY adding

Sections 35-6-201 through 35-6-215 Article 35 – Buildings and Housing Title 6 – Rental Housing Licenses Subtitle 2 – Short-Term Rental Licenses Baltimore County Code, 2015

## SECTION 1. BE IT ENACTED BY THE COUNTY COUNCIL OF BALTIMORE

2 COUNTY, MARYLAND, that the Laws of Baltimore County read as follows:

4 ARTICLE 35 – BUILDING AND HOUSING

5 TITLE 6 – RENTAL HOUSING LICENSES

6 SUBTITLE 2 – SHORT-TERM RENTAL LICENSES

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1 §	35-6-201.	<b>DEFINI</b>	ΓΙΟΝS.
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- 2 (A) THE DEFINITIONS SET FORTH IN § 35-6-101 OF THE CODE SHALL APPLY
- 3 TO THIS SUBTITLE.
- 4 (B) IN THIS SUBTITLE THE FOLLOWING WORDS HAVE THE MEANINGS
- 5 INDICATED.
- 6 (1) "BOOKING TRANSACTION" MEANS A RESERVATION
- 7 TRANSACTION BETWEEN A HOST AND A PROSPECTIVE GUEST FOR A SHORT-
- 8 TERM RENTAL.
- 9 (2) "GUEST" MEANS AN INDIVIDUAL, INCLUDING A CHILD OR
- 10 ADULT, WHO OCCUPIES A SHORT-TERM RENTAL THROUGH A BOOKING
- TRANSACTION AND INCLUDES A TRANSIENT, AS THAT TERM IS DEFINED IN § 11-
- 12 4-401 OF THE CODE.
- 13 (3) "HOST" MEANS THE OWNER OF A SHORT-TERM RENTAL, OR THE
- 14 OWNER'S AUTHORIZED AGENT AND INCLUDES AN ACCOMMODATIONS
- PROVIDER, AS THAT TERM IS DEFINED IN § 11-4-401 OF THE CODE.
- 16 (4) "HOSTED UNIT" MEANS A SHORT-TERM RENTAL WHERE THE
- 17 HOST RESIDES ON THE PROPERTY DURING THE TIME OF THE RENTAL.
- 18 (5) "HOSTING PLATFORM" MEANS AN INTERNET-BASED ENTITY
- 19 THAT FACILITATES RESERVATIONS AND BOOKING TRANSACTIONS FOR SHORT-
- 20 TERM RENTALS.
- 21 (6) "RENT" MEANS CHARGES FOR SERVICES AND BOOKING
- 22 TRANSACTIONS, EXCLUDING TAXES OR GOVERNMENT-ISSUED FINES, IN
- 23 EXCHANGE FOR OCCUPANCY OF A SHORT-TERM RENTAL AND INCLUDES ROOM

1	RENTAL AS THAT TERM IS DEFINED IN § 11-4-401 OF THE CODE.
2	(7) (I) "SHORT-TERM RENTAL" MEANS A RESIDENTIAL DWELLING
3	UNIT THAT MAY BE LEASED FOR OCCUPANCY THROUGH A HOSTING PLATFORM
4	IN EXCHANGE FOR RENT OR MONETARY COMPENSATION FOR A PERIOD OF NO
5	MORE THAN 30 CONSECUTIVE DAYS, AND INCLUDES A SLEEPING
6	ACCOMMODATION, AS THAT TERM IS DEFINED IN § 11-4-401 OF THE CODE.
7	(II) EXCEPT FOR THE PURPOSES OF ASSESSING THE
8	TRANSIENT OCCUPANCY TAX UNDER SUBTITLE 4 OF ARTICLE 11, TITLE 4 OF THE
9	CODE, "SHORT-TERM RENTAL" DOES NOT INCLUDE A BED-AND-BREAKFAST INN,
10	A HOTEL, OR A MOTEL, AS THOSE TERMS ARE DEFINED IN THE CODE AND THE
11	BALTIMORE COUNTY ZONING REGULATIONS.
12	(8) "UN-HOSTED UNIT" MEANS A SHORT-TERM RENTAL WHERE THE
13	HOST DOES NOT RESIDE ON THE PROPERTY DURING THE PERIOD OF THE
14	RENTAL.
15	
16	§ 35-6-202. LICENSE REQUIRED.
17	(A) A HOST MAY NOT ADVERTISE A SHORT-TERM RENTAL ON A HOSTING
18	PLATFORM, ACCEPT A BOOKING TRANSACTION, OR RENT A SHORT-TERM
19	RENTAL TO A GUEST UNLESS THE HOST HAS BEEN ISSUED A LICENSE FOR THE
20	SHORT-TERM RENTAL IN ACCORDANCE WITH THIS SUBTITLE.
21	(B) FOR EACH SHORT-TERM RENTAL THAT MEETS THE REQUIREMENTS OF
22	THIS SUBTITLE, THE DIRECTOR SHALL ISSUE A LICENSE TO THE HOST.

(C) A SHORT-TERM RENTAL LICENSE MAY NOT BE ISSUED FOR:

1	(1) A DWELLING OR UNIT THAT HAS A LONG-TERM RENTAL
2	LICENSE ISSUED UNDER SUBTITLE 1 OF ARTICLE 35, TITLE 6 OF THE CODE,
3	INCLUDING A DWELLING IN AN APARTMENT COMPLEX; OR
4	(2) AN ACCESSORY DWELLING UNIT.
5	
6	§ 35-6-203. LICENSE APPLICATION.
7	(A) IN ORDER TO OBTAIN A SHORT-TERM RENTAL LICENSE, A HOST
8	SHALL:
9	(1) SUBMIT TO THE DIRECTOR AN APPLICATION ON THE FORM THE
10	DIRECTOR PROVIDES; AND
11	(2) PAY TO THE DIRECTOR THE APPLICATION FEE ESTABLISHED BY
12	THE COUNTY ADMINISTRATIVE OFFICER IN ACCORDANCE WITH § 3-1-202 OF THE
13	CODE, WHICH MAY NOT BE LESS THAN \$300.
14	(B) A SHORT-TERM RENTAL LICENSE IS NOT TRANSFERRABLE TO
15	ANOTHER HOST FOR ANY REASON, INCLUDING THE SALE OF THE SHORT-TERM
16	RENTAL.
17	(C) PRIOR TO THE ISSUANCE OR RENEWAL OF A LICENSE IN ACCORDANCE
18	WITH THIS SUBTITLE, THE DIRECTOR OR THEIR DESIGNEE MAY REQUIRE AN
19	INSPECTION BY CODE ENFORCEMENT OR THE FIRE MARSHAL TO VERIFY
20	COMPLIANCE WITH THE REQUIREMENTS OF THIS SUBTITLE.
21	
22	§ 35-6-204. SAME – REQUIRED INFORMATION.
23	(A) IN ADDITION TO ANY OTHER INFORMATION REQUIRED ON AN

1	APPLICATION FORM, THE APPLICATION FORM SHALL REQUIRE:
2	(1) THE NAMES AND CONTACT INFORMATION FOR ALL PERSONS
3	WITH OWNERSHIP OF THE DWELLING, INCLUDING ANY AGENT OF THE OWNER
4	RESPONSIBLE FOR THE SHORT-TERM RENTAL;
5	(2) THE TYPE OR CLASSIFICATION OF THE BUILDING IN WHICH THE
6	SHORT-TERM RENTAL IS LOCATED, INCLUDING WHETHER IT IS A SINGLE-
7	FAMILY DETACHED DWELLING, SINGLE-FAMILY ATTACHED DWELLING, SINGLE
8	FAMILY SEMI-DETACHED DWELLING, OR OTHER TYPE OF DWELLING;
9	(3) THE NUMBER OF BEDROOMS IN THE SHORT-TERM RENTAL;
.0	(4) A STATEMENT THAT DESIGNATES THE SHORT-TERM RENTAL AS
1	A HOSTED UNIT OR AN UN-HOSTED UNIT;
2	(5) THE NAME AND WEB ADDRESS FOR ANY HOSTING PLATFORM
.3	THE HOST INTENDS TO ADVERTISE WITH;
4	(6) THE NUMBER AND LOCATION OF ALL PARKING SPACES
5	INTENDED FOR GUESTS, INCLUDING WHETHER EACH SPACE IS:
.6	(I) AN ON OR OFF-STREET PARKING SPACE;
.7	(II) PAVED OR UNPAVED; AND
.8	(III) LOCATED IN A REGISTERED PARKING AREA;
9	(7) PROOF OF AN ACTIVE LIABILITY INSURANCE POLICY OF AT
20	LEAST \$1,000,000 FOR THE SHORT-TERM RENTAL;
21	(7) (8) A STATEMENT OF WHETHER THE DWELLING IS SERVED BY A
22	SEPTIC SYSTEM AND, IF SO, THE MAXIMUM CAPACITY OF THE INDIVIDUAL
23	SEWAGE DISPOSAL SYSTEM, AS APPROVED BY THE DEPARTMENT OF

1	ENVIRONMENTAL PROTECTION AND SUSTAINABILITY; AND
2	(8) (9) ANY OTHER INFORMATION REQUIRED BY THE DIRECTOR OR
3	UNDER § 35-6-106 OF THE CODE.
4	
5	§ 35-6-205. RENTAL BUILDING REQUIREMENTS.
6	(A) THE BUILDING IN WHICH THE SHORT-TERM RENTAL IS LOCATED
7	SHALL:
8	(1) MEET THE MINIMUM REQUIREMENTS FOR RESIDENTIAL
9	STRUCTURES IN THE APPLICABLE ZONE;
0	(2) COMPLY WITH THE FIRE PREVENTION CODE OF BALTIMORE
1	COUNTY FOR LODGING OR ROOMING HOUSES; AND
2	(3) HAVE AT LEAST 2 DOORS WITH DIRECT EXTERIOR ACCESS.
3	(B) A BEDROOM IN A SHORT-TERM RENTAL:
4	(1) SHALL BE AT LEAST 100 SQUARE FEET;
5	(2) SHALL COMPLY WITH ALL APPLICABLE LIVABILITY, BUILDING
.6	AND FIRE PREVENTION CODES FOR A BEDROOM; AND
7	(3) MAY NOT BE LOCATED IN A BASEMENT OR OTHER BELOW
8	GROUND AREA UNLESS IT HAS A DOOR WITH DIRECT EXTERIOR ACCESS.
9	
20	§ 35-6-206. SAME – DISCRETION OF DIRECTOR.
21	IN EVALUATING AN APPLICATION OR RENEWAL OF A LICENSE UNDER
22	THIS SUBTITLE, THE DIRECTOR OR THEIR DESIGNEE SHALL HAVE THE SOLE
23	DISCRETION TO DETERMINE:

1	(1) WHETHER A PARTICULAR DWELLING MAY CONSTITUTE A
2	SHORT-TERM RENTAL;
3	(2) THE NUMBER OF BEDROOMS IN THE SHORT-TERM RENTAL THAT
4	MAY BE ADVERTISED ON A HOSTING PLATFORM; AND
5	(3) THE NUMBER AND LOCATION OF ALL PARKING SPACES
6	AVAILABLE TO A GUEST.
7	
8	§ 35-6-207. LICENSE EXPIRATION AND RENEWAL.
9	(A) UNLESS A LICENSE IS RENEWED FOR A 3-YEAR TERM AS PROVIDED
10	FOR IN THIS SECTION, THE LICENSE EXPIRES ON THE THIRD ANNIVERSARY OF
11	ITS EFFECTIVE DATE.
12	(B) BEFORE A LICENSE EXPIRES, A HOST MAY PERIODICALLY RENEW IT
13	FOR AN ADDITIONAL 3-YEAR TERM, IF:
14	(1) THE HOST AND THE SHORT-TERM RENTAL ARE OTHERWISE
15	ENTITLED TO BE LICENSED;
16	(2) THE HOST PAYS TO THE DIRECTOR THE RENEWAL FEE FOR THE
17	SHORT-TERM RENTAL ESTABLISHED AS PROVIDED FOR IN § 3-1-202 OF THE CODE
18	WHICH MAY NOT BE LESS THAN \$300; AND
19	(3) THE HOST SUBMITS TO THE DIRECTOR A RENEWAL APPLICATION
20	ON THE FORM THAT THE DIRECTOR PROVIDES.
21	
22	§ 35-6-208. RENTAL LIMITATIONS.
23	(A) A SHORT-TERM RENTAL MAY NOT BE RENTED FOR MORE THAN 30

1	CONSECUTIVE DAYS BY THE SAME GUEST.
2	(B) (1) EXCEPT FOR PARAGRAPH (2) OF THIS SUBSECTION, THE
3	MAXIMUM NUMBER OF GUESTS THAT MAY OCCUPY A SHORT-TERM RENTAL AT
4	ANY GIVEN TIME SHALL BE LIMITED BY:
5	(I) THE NUMBER OF BEDROOMS IN THE SHORT-TERM,
6	RENTAL;
7	(II) THE NUMBER OF PROVIDED PARKING SPACES; AND
8	(III) IF APPLICABLE, THE CAPACITY OF THE SEPTIC SYSTEM
9	THAT SERVES THE SHORT-TERM RENTAL.
10	(2) REGARDLESS OF WHETHER MORE GUESTS MAY BE PERMITTED
11	DUE TO THE NUMBER OF BEDROOMS, PARKING SPACES, OR SEPTIC SYSTEM
12	CAPACITY, THE MAXIMUM NUMBER OF GUESTS THAT MAY OCCUPY A SHORT-
13	TERM RENTAL AT ANY GIVEN TIME IS:
14	(I) 8 GUESTS IN A SINGLE-FAMILY DETACHED DWELLING;
15	AND
16	(II) 6 GUESTS IN A SINGLE-FAMILY ATTACHED OR SINGLE-
17	FAMILY SEMI-DETACHED DWELLING.
18	(C) UNLESS OTHERWISE MODIFIED BY THE DIRECTOR AT THE TIME OF
19	LICENSE ISSUANCE OR RENEWAL, A SHORT-TERM RENTAL MAY HOST NO MORE
20	THAN 2 GUESTS PER BEDROOM.
21	(D) A SHORT-TERM RENTAL SHALL PROVIDE A MINIMUM OF ONE
22	PARKING SPACE PER 2 GUESTS.
23	(E) IF A SHORT-TERM RENTAL IS SERVED BY A SEPTIC SYSTEM, THE

1	MAXIMUM NUMBER OF GUESTS MAY NOT EXCEED THE MAXIMUM CAPACITY OF
2	THE INDIVIDUAL SEWAGE DISPOSAL SYSTEM, AS APPROVED BY THE
3	DEPARTMENT OF ENVIRONMENTAL PROTECTION AND SUSTAINABILITY.
4	
5	§ 35-6-209. HOST REQUIREMENTS AND LIMITATIONS.
6	(A) THE HOST MAY NOT:
7	(1) ADVERTISE A SHORT-TERM RENTAL ON A HOSTING PLATFORM
8	AS A PRIVATE OR PUBLIC EVENT SPACE;
9	(2) ADVERTISE THE SHORT-TERM RENTAL ON A HOSTING
10	PLATFORM, ACCEPT A BOOKING TRANSACTION, OR RENT TO A GUEST IF THERE
11	ARE OVERDUE TAXES OR FINES DUE TO THE COUNTY; AND
12	(3) ADVERTISE ON A HOSTING PLATFORM THAT THE SHORT-TERM
13	RENTAL HAS MORE PARKING THAN THE NUMBER OF PARKING SPACES
14	AVAILABLE, AS DETERMINED BY THE DIRECTOR.
15	(B) AT ALL TIMES, THE HOST SHALL ENSURE:
16	(1) ONE OR MORE GUESTS IS AT LEAST 21 YEARS OLD;
17	(2) THE USE OF THE SHORT-TERM RENTAL ABIDES BY ARTICLE 13
18	OF THE CODE AND ANY OTHER APPLICABLE COUNTY LAW OR REGULATION;
19	(3) THE SHORT-TERM RENTAL COMPLIES WITH A WASTE
20	COLLECTION SCHEDULE; AND
21	(4) THE HOST MAINTAINS AN ACTIVE LIABILITY INSURANCE POLICY
22	OF AT LEAST \$1,000,000 FOR THE SHORT-TERM RENTAL; AND
23	(4) (5) THE HOST OR A REPRESENTATIVE OF THE HOST IS AVAILABLE

- TO RESPOND TO CALLS FROM EMERGENCY SERVICES AND GOVERNMENT 1 AGENCIES AND TO BE ONSITE WITHIN 60 MINUTES. 2 3 § 35-6-210. HOST RECORDKEEPING. 4 (A) THE HOST SHALL INCLUDE THE RENTAL LICENSE NUMBER IN ANY 5 ADVERTISEMENT OR LISTING ON A HOSTING PLATFORM FOR THE SHORT-TERM 6 RENTAL, AND DISPLAY WITHIN THE UNIT THAT IT IS REGISTERED WITH THE 7 DEPARTMENT. 8 9 (B) THE HOST SHALL PROVIDE THE DEPARTMENT WITH A LIST OF THE NAMES OF ALL HOSTING PLATFORMS THAT THE HOST USES FOR A SHORT-TERM 10 RENTAL AND SHALL UPDATE THE DEPARTMENT WITHIN 10 DAYS AFTER ANY 11 ADDITIONS OR DELETIONS TO THE LIST. 12 (C) THE HOST SHALL RETAIN ELECTRONIC RECORDS OF GUESTS FOR 3 13 14 YEARS AND PROVIDE SUCH RECORDS TO THE COUNTY UPON WRITTEN REQUEST. 15 16 § 35-6-211. TAXATION. 17 A SHORT-TERM RENTAL IS SUBJECT TO THE TRANSIENT OCCUPANCY TAX UNDER ARTICLE 11, SUBTITLE 4, TITLE 4 OF THE CODE AND SHALL COMPLY 18 19 WITH ALL APPLICABLE REQUIREMENTS. 20
- § 35-6-212. COMPLIANCE REQUIREMENT; INSPECTIONS.
- 22 (A) UPON THE ISSUANCE OR RENEWAL OF A LICENSE UNDER THIS
  23 SUBTITLE, THE HOST SHALL MAINTAIN COMPLIANCE WITH ALL APPLICABLE

2	TERM OF THE LICENSE SO ISSUED OR RENEWED.
3	(B) (1) THE HOST, AS A CONDITION PRECEDENT TO THE ISSUANCE OR
4	RENEWAL OF A LICENSE UNDER THIS SUBTITLE, SHALL PERMIT THE COUNTY TO
5	ENTER AND INSPECT THE SHORT-TERM RENTAL, IN ITS DISCRETION, TO VERIFY
6	COMPLIANCE WITH THE REQUIREMENTS OF THIS SUBTITLE.
7	(2) THE COUNTY MAY CONDUCT AN INSPECTION IN ACCORDANCE
8	WITH THIS SUBSECTION AT ANY TIME DURING THE TERM OF THE LICENSE,
9	PROVIDED:
10	(I) THE COUNTY HAS GIVEN NOTICE OF THE INSPECTION TO
11	THE HOST 24 HOURS IN ADVANCE; AND
12	(II) THE INSPECTION OCCURS DURING NORMAL BUSINESS
13	HOURS.
14	
15	§ 35-6-213. SUSPENSION OR REVOCATION OF A LICENSE.
16	(A) THE DIRECTOR MAY DENY A LICENSE TO A HOST OR SUSPEND OR
17	REVOKE A LICENSE IF THE HOST:
18	(1) FRAUDULENTLY OR DECEPTIVELY OBTAINS OR ATTEMPTS TO
19	OBTAIN A LICENSE FOR THE HOST OR FOR ANOTHER PERSON;
20	(2) FRAUDULENTLY OR DECEPTIVELY USES A LICENSE;
21	(3) VIOLATES THIS SUBTITLE;
22	(4) VIOLATES A REGULATION ADOPTED UNDER THIS SUBTITLE;
23	(5) VIOLATES TITLE 4 OR TITLE 7 OF ARTICLE 13 OF THE CODE;

STATE AND COUNTY LAWS AND REGULATIONS AT ALL TIMES DURING THE

1	(6) FAILS TO CORRECT A FINAL ORDER ISSUED UNDER ARTICLE 3,
2	TITLE 6 OF THE CODE;
3	(7) FAILS TO COMPLY WITH ANY OF THE REQUIREMENTS OF § 35-6-
4	106 OF THIS SUBTITLE;
5	(8) FAILS TO COMPLY WITH ANY OF THE REQUIREMENTS OF TITLE 3
6	SUBTITLE 4, OR TITLE 5 OF THIS ARTICLE; OR
7	(9) FAILS TO LEVY, COLLECT, REMIT, OR OTHERWISE COMPLY WITH
8	THE TRANSIENT OCCUPANCY TAX REQUIREMENTS UNDER ARTICLE 11,
9	SUBTITLE 4, TITLE 4 OF THE CODE OR AN APPLICABLE REGULATION.
10	(B) A HOST SHALL HAVE THE RIGHT TO APPEAL ALL DECISIONS UNDER
11	THIS SECTION TO THE OFFICE OF ADMINISTRATIVE HEARINGS.
12	
13	§ 35-6-214. CIVIL PENALTIES.
14	(A) A PERSON OR HOST WHO ADVERTISES A SHORT-TERM RENTAL ON A
15	HOSTING PLATFORM, $\underline{AND}$ ACCEPTS A BOOKING TRANSACTION, OR RENTS A
16	SHORT-TERM RENTAL TO A GUEST WITHOUT A LICENSE IS SUBJECT TO A CIVIL
17	PENALTY OF \$1,000.
18	(B) EACH DAY OF A VIOLATION CONSTITUTES A SEPARATE OFFENSE.
19	(C) THE REMEDIES AVAILABLE TO THE COUNTY AND THE DIRECTOR
20	UNDER THIS SUBTITLE ARE CUMULATIVE AND NOT EXCLUSIVE.
21	
22	§ 35-6-215. REGULATIONS.
12	THE DEPARTMENT AND THE OFFICE OF RUDGET AND FINANCE MAY

1	ADOPT REGULATIONS, IN ACCORDANCE WITH ARTICLE 3, TITLE 7 OF THE CODE,
2	TO CARRY OUT THE PROVISIONS OF THIS SUBTITLE.
3	
4	SECTION 2. AND BE IT FURTHER ENACTED, that sections 35-6-101 through 35-6-
5	113 of the code shall be re-titled as Article 35, Title 6, Subtitle 1 – Rental Housing Licenses and
6	the publisher shall update these sections accordingly, including changing "title" to "subtitle".
7	
8	SECTION 3. AND BE IT FURTHER ENACTED, that Hosts who operated short-term
9	rentals prior to the effective date of this Act shall have 180 days to come into compliance.
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11	SECTION 4. AND BE IT FURTHER ENACTED, that this Act shall take effect 14 days
12	after its enactment.

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AYE	NAY		AYE	NAY	
		Councilman Young			Councilman Young
		Councilman Patoka			Councilman Patoka
		Councilman Kach			Councilman Kach
		Councilman Jones			Councilman Jones
		Councilman Marks			Councilman Marks
		Councilman Ertel			Councilman Ertel
		Councilman Crandell			Councilman Crandell
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		Councilman Young			Councilman Young
		Councilman Patoka			Councilman Patoka
		Councilman Kach			Councilman Kach
		Councilman Jones			Councilman Jones
		Councilman Marks			Councilman Marks
		Councilman Ertel			Councilman Ertel
		Councilman Crandell			Councilman Crandell