Introduced 07.21.2025
Public Hearing 07.30.2025
Council Action 07.30.2025
Executive Action 07.31.2025
Effective Date 07.31.2025

County Council of Howard County, Maryland

2025 Legislative Session

Legislative Day No. 11

Bill No. 58 -2025

Introduced by: Deb Jung

SHORT TITLE: Emergency Act – Prohibition and Fines for For-Profit Parties or Entertainment on Residential Property that is rented or used for a period of 30 days or less.

AN ACT adding a provision to Title 8, Subtitle 9 of the Howard County Code prohibiting parties or entertainment for profit; establishing the penalty for violation of the prohibition against parties or entertainment for profit at a residential property that is rented or used for a period of 30 days or less; declaring that this Act is an Emergency Bill necessary to meet an immediate emergency affecting public health, safety or welfare; and generally related to for-profit parties or entertainment.

Introduced and read first time July 21, 2025. Ordered posted and hearing scheduled.

By order Michelle Harrod
Michelle Harrod, Administrator

Having been posted and notice of time & place of hearing & title of Bill having been published according to Charter, the Bill was read for a second time at a public hearing on July 30, 2025.

By order Michelle Harrod
Michelle Harrod, Administrator

This Bill was read the third time on July 30, 2025 and Passed ___, Passed with amendments ✓, Failed ___.

By order Michelle Harrod
Michelle Harrod, Administrator

Sealed with the County Seal and presented to the County Executive for approval this 31 day of July, 2025 at 5:00 a.m./p.m.

By order Michelle Harrod
Michelle Harrod, Administrator

Approved by the County Executive July 31, 2025

Calvin Ball, County Executive

NOTE: [[text in brackets]] indicates deletions from existing law; TEXT IN SMALL CAPITALS indicates additions to existing law; ~~Strike-out~~ indicates material deleted by amendment; Underlining indicates material added by amendment.

WHEREAS, Title 8 of the Howard County Code (the "Code") establishes the regulations regarding Crimes and Misdemeanors in Howard County; and

WHEREAS, Section 8.900 of the Code outlines the provisions regarding noise affecting residential areas; and

WHEREAS, for-profit parties are promoted to the general public and use residential properties as commercial event spaces, serving alcohol without the proper licensing and violating safety and health standards; and

WHEREAS, Section 101.0.O of the Howard County Zoning Regulations prohibits any use of property that is not specifically enumerated as a use permitted as a matter of right or as an accessory use in the various zoning districts as provided by the Zoning Regulations; and

WHEREAS, unregulated for-profit parties in residential properties result in public intoxication and under-age drinking, uncontrolled parking in neighborhood streets, unsafe crowd control, insufficient or non-existent fire-safety considerations, and insufficient sanitation and hygiene; and

WHEREAS, due to the nature and prevalence of such parties during the summer months, there exists an immediate emergency affecting the public health, safety, and welfare of Howard County residents;

NOW, THEREFORE,

Section 1. Be It Enacted *by the County Council of Howard County, Maryland, that the Howard County Code is amended as follows:*

By adding:

Title 8 -. "Crimes and Misdemeanors"

Subtitle 9 -. "Noise"

New Section 8.901-. "Commercial House Parties"

Title 8 - Crimes and Misdemeanors

Subtitle 9 – Noise

SECTION 8.901. – FOR-PROFIT PARTIES AT RESIDENTIAL PROPERTIES

(A) PROHIBITION

A PERSON OR ENTITY SHALL NOT PROMOTE, ORGANIZE, OR HOST ANY PARTY OR OTHER ENTERTAINMENT FOR PROFIT AT A RESIDENTIAL PROPERTY THAT IS RENTED OR USED FOR A PERIOD OF 30 DAYS OR LESS TO WHICH THE GENERAL PUBLIC IS ADMITTED.~~, NOTWITHSTANDING~~ HOWEVER, ~~THE APPROVED ACCESSORY~~ ANY APPROVED USES THAT MEET THE PROVISIONS OF THE HOWARD COUNTY ZONING REGULATIONS ARE NOT PROHIBITED.

(B) ENFORCEMENT AGENCY

THE HOWARD COUNTY POLICE DEPARTMENT SHALL ENFORCE THE PROVISIONS OF THIS SECTION.

(C) PENALTIES

A VIOLATION OF THIS SECTION OCCURRING AT A RESIDENTIAL PROPERTY SHALL BE A CLASS A OFFENSE. NOTWITHSTANDING THE PROVISIONS OF SECTION 24.107 OF THE HOWARD COUNTY CODE, THE CIVIL PENALTY MUST BE IN AN AMOUNT NOT TO EXCEED ~~$5,000~~$2,500 FOR A FIRST TIME OFFENSE, AND NOT TO EXCEED $5,000 FOR EACH SUBSEQUENT OFFENSE THEREAFTER. NO NOTICE OF VIOLATION IS REQUIRED PRIOR TO THE ISSUANCE OF THE CITATION.

Section 2. And Be It Further Enacted *by the County Council of Howard County, Maryland, that this Act is adopted as an emergency measure to address an immediate emergency affecting public health, safety, or welfare and having been passed by two-thirds of its members, this Act shall be effective immediately upon its enactment.*

Amendment 1 to Council Bill No. 58 - 2025

BY: Deb Jung

Legislative Day 12
Date: 7/30/25

Amendment No. 1

(This Amendment strikes language from the proposed legislation to provide more clarity to what types of uses in the Howard County Zoning Regulations are exempt from the proposed prohibition on for-profit parties, and clarifies the prohibition applies to residential properties that are rented or used for a period of 30 days or less and revises the penalty amount listed to include a penalty of $2,500 for a first-time offense, and a penalty of $5,000 for subsequent offenses.)

On the title page, in line 2 of the short title, after "Property", insert "that is rented or used for a period of 30 days or less".

On the title page, in line 3 of the title, after "property", insert "that is rented or used for a period of 30 days or less".

On page 2, in line 8 after "PROPERTY", insert the following: "THAT IS RENTED OR USED FOR A PERIOD OF 30 DAYS OR LESS".

On page 2, in line 9, strike "THE APPROVED ACCESSORY" and substitute the following: "ANY APPROVED".

On page 2, line 9, strike the comma after "ADMITTED", add a period.

On page 2, line 9, strike "NOTWITHSTANDING" and substitute "HOWEVER,".

I certify that this a true copy of
Amd to CB58-2025
passed on July 30, 2025
Michelle Harrod
Council Administrator

On page 2, line 10, strike the period and substitute "ARE NOT PROHIBITED.".

On page 2, in line 19, strike "$5,000" and substitute the following "$2,500 FOR A FIRST TIME OFFENSE, AND NOT TO EXCEED $5,000 FOR EACH SUBSEQUENT OFFENSE THEREAFTER".

Amendment 1 to Amendment 1 to Council Bill No. 58 - 2025

BY: Deb Jung

Legislative Day 12
Date: 7/30/2025

Amendment 1 to Amendment No. 1

(This Amendment to Amendment 1 adds language to clarify the prohibition applies to residential properties that are rented on a short-term basis)

On page 1, in line 3 of the parenthetical, after "parties" and before the period, insert the following: "*,and clarifies the prohibition applies to residential properties that are rented on a short-term basis*".

On page 1, immediately before line 1, insert the following:

"On the title page, in line 2 of the short title, after "Property", insert "that is rented on a Short-Term Basis".

On the title page, in line 3 of the title, after "property", insert "that is rented on a short-term basis".

On page 2, in line 8 after "PROPERTY", insert the following: "THAT IS RENTED ON A SHORT-TERM BASIS".'.

I certify that this a true copy of
Am1 to Am1 CB58-2025
passed on July 30, 2025
Michelle Harrod
Council Administrator

Withdrawn

Amendment 2 to Amendment 1 to Council Bill No. 58 - 2025

BY: Deb Jung

Legislative Day 12
Date: 7/30/2025

Amendment 2 to Amendment No. 1

(This Amendment to Amendment 1 adds language to clarify that approved uses that comply with the Howard County Zoning Regulations are not prohibited)

On page 1, in line 3, insert the following:

"On page 2, line 9, strike the comma after "ADMITTED", add a period".

"On page 2, line 9, strike "NOTWITHSTANDING" and substitute "HOWEVER,".

"On page 2, line 10, strike the period and substitute "ARE NOT PROHIBITED.".

I certify that this a true copy of
Am2 to Am1 CB58-2025
passed on July 30, 2025
Michelle Harrod
Council Administrator

Amendment 3 to Amendment 1 to Council Bill No. 58 - 2025

BY: Deb Jung

Legislative Day 12
Date: 7/30/2025

Amendment 3 to Amendment No. 1

(This Amendment to Amendment 1 adds language to clarify the prohibition applies to residential properties that are rented for a period of 30 days or less)

On page 1, in line 3 of the parenthetical, after "parties" and before the period, insert the following: "*,and clarifies the prohibition applies to residential properties that are rented for a period of 30 days or less*".

On page 1, immediately before line 1, insert the following:

"On the title page, in line 2 of the short title, after "Property", insert "that is rented for a period of 30 days or less".

On the title page, in line 3 of the title, after "property", insert "that is rented for a period of 30 days or less".

On page 2, in line 8 after "PROPERTY", insert the following: "THAT IS RENTED FOR A PERIOD OF 30 DAYS OR LESS".'.

I certify that this a true copy of
Am 3 to Am1 CB58-2025
passed on July 30, 2025
Michelle Harrod
Council Administrator

Rescinded

Amendment 4 to Amendment 1 to Council Bill No. 58 - 2025

BY: Deb Jung

Legislative Day 12
Date: 7/30/2025

Amendment 4 to Amendment No. 1

(This Amendment to Amendment 1 adds language to clarify the prohibition applies to residential properties that are rented or used for a period of 30 days or less)

On page 1, in line 3 of the parenthetical, after "parties" and before the period, insert the following: "*, and clarifies the prohibition applies to residential properties that are rented or used for a period of 30 days or less*".

On page 1, immediately before line 1, insert the following:

"On the title page, in line 2 of the short title, after "Property", insert "that is rented or used for a period of 30 days or less".

On the title page, in line 3 of the title, after "property", insert "that is rented or used for a period of 30 days or less".

On page 2, in line 8 after "PROPERTY", insert the following: "THAT IS RENTED OR USED FOR A PERIOD OF 30 DAYS OR LESS".'.

I certify that this a true copy of Am 4 to Am 1 CB 58-2025
passed on July 30, 2025
Nichole Hoerrod
Council Administrator

Amendment 5 to Amendment 1 to Council Bill No. 58 - 2025

BY: Opel Jones

Legislative Day 12
Date: 7/30/2025

Amendment 5 to Amendment No. 1

(This Amendment revises the penalty amount listed to include a penalty of $2,500 for a first-time offense, and a penalty of $5,000 for subsequent offenses)

On page 1, in line 3 of the parenthetical before the period, insert the following: "*and revises the penalty amount listed to include a penalty of $2,500 for a first-time offense, and a penalty of $5,000 for subsequent offenses*".

On page 1, insert the following:

"On page 2, in line 19, strike "$5,000" and substitute the following "$2,500 FOR A FIRST TIME OFFENSE, AND NOT TO EXCEED $5,000 FOR EACH SUBSEQUENT OFFENSE THEREAFTER".

I certify that this a true copy of Am 5 to Am 1 CB 58-2025
passed on July 30, 2025
Council Administrator

Introduced _____
Public Hearing _____
Council Action _____
Executive Action _____
Effective Date _____

County Council of Howard County, Maryland

2025 Legislative Session

Legislative Day No. 11

Bill No. 58 -2025

Introduced by: Deb Jung

SHORT TITLE: Emergency Act – Prohibition and Fines for For-Profit Parties or Entertainment on Residential Property

AN ACT adding a provision to Title 8, Subtitle 9 of the Howard County Code prohibiting parties or entertainment for profit; establishing the penalty for violation of the prohibition against parties or entertainment for profit at a residential property; declaring that this Act is an Emergency Bill necessary to meet an immediate emergency affecting public health, safety or welfare; and generally related to for-profit parties or entertainment.

Introduced and read first time _____, 2025. Ordered posted and hearing scheduled.

By order_____
Michelle Harrod, Administrator

Having been posted and notice of time & place of hearing & title of Bill having been published according to Charter, the Bill was read for a second time at a public hearing on _____, 2025.

By order _____
Michelle Harrod, Administrator

This Bill was read the third time on _____, 2025 and Passed ___, Passed with amendments _____, Failed _____.

By order _____
Michelle Harrod, Administrator

Sealed with the County Seal and presented to the County Executive for approval this _____day of _____, 2025 at ___ a.m./p.m.

By order _____
Michelle Harrod, Administrator

Approved by the County Executive _____, 2025

_____
Calvin Ball, County Executive

NOTE: [[text in brackets]] indicates deletions from existing law; TEXT IN SMALL CAPITALS indicates additions to existing law; ~~Strike-out~~ indicates material deleted by amendment; Underlining indicates material added by amendment.

WHEREAS, Title 8 of the Howard County Code (the "Code") establishes the regulations regarding Crimes and Misdemeanors in Howard County; and

WHEREAS, Section 8.900 of the Code outlines the provisions regarding noise affecting residential areas; and

WHEREAS, for-profit parties are promoted to the general public and use residential properties as commercial event spaces, serving alcohol without the proper licensing and violating safety and health standards; and

WHEREAS, Section 101.0.O of the Howard County Zoning Regulations prohibits any use of property that is not specifically enumerated as a use permitted as a matter of right or as an accessory use in the various zoning districts as provided by the Zoning Regulations; and

WHEREAS, unregulated for-profit parties in residential properties result in public intoxication and under-age drinking, uncontrolled parking in neighborhood streets, unsafe crowd control, insufficient or non-existent fire-safety considerations, and insufficient sanitation and hygiene; and

WHEREAS, due to the nature and prevalence of such parties during the summer months, there exists an immediate emergency affecting the public health, safety, and welfare of Howard County residents;

NOW, THEREFORE,

Section 1. Be It Enacted *by the County Council of Howard County, Maryland, that the Howard County Code is amended as follows:*

By adding:

Title 8 -. "Crimes and Misdemeanors"

Subtitle 9 -. "Noise"

New Section 8.901-. "Commercial House Parties"

Title 8 - Crimes and Misdemeanors

Subtitle 9 – Noise

SECTION 8.901. – FOR-PROFIT PARTIES AT RESIDENTIAL PROPERTIES

(A) PROHIBITION

A PERSON OR ENTITY SHALL NOT PROMOTE, ORGANIZE, OR HOST ANY PARTY OR OTHER ENTERTAINMENT FOR PROFIT AT A RESIDENTIAL PROPERTY TO WHICH THE GENERAL PUBLIC IS ADMITTED, NOTWITHSTANDING THE APPROVED ACCESSORY USES THAT MEET THE PROVISIONS OF THE HOWARD COUNTY ZONING REGULATIONS.

(B) ENFORCEMENT AGENCY

THE HOWARD COUNTY POLICE DEPARTMENT SHALL ENFORCE THE PROVISIONS OF THIS SECTION.

(C) PENALTIES

A VIOLATION OF THIS SECTION OCCURRING AT A RESIDENTIAL PROPERTY SHALL BE A CLASS A OFFENSE. NOTWITHSTANDING THE PROVISIONS OF SECTION 24.107 OF THE HOWARD COUNTY CODE, THE CIVIL PENALTY MUST BE IN AN AMOUNT NOT TO EXCEED $5,000. NO NOTICE OF VIOLATION IS REQUIRED PRIOR TO THE ISSUANCE OF THE CITATION.

Section 2. And Be It Further Enacted *by the County Council of Howard County, Maryland, that this Act is adopted as an emergency measure to address an immediate emergency affecting public health, safety, or welfare and having been passed by two-thirds of its members, this Act shall be effective immediately upon its enactment.*

Amendment 1 to Council Bill No. 58 - 2025

BY: Deb Jung

Legislative Day 12
Date: July 30, 2025

Amendment No. 1

(This Amendment strikes language from the proposed legislation to provide more clarity to what types of uses in the Howard County Zoning Regulations are exempt from the proposed prohibition on for-profit parties.)

On page 2, in line 9, strike "THE APPROVED ACCESSORY" and substitute the following: "ANY APPROVED".

BY THE COUNCIL

This Bill, having been approved by the Executive and returned to the Council, stands enacted on July 31, 2025.

Michelle R. Harrod, Administrator to the County Council

BY THE COUNCIL

This Bill, having been passed by the yeas and nays of two-thirds of the members of the Council notwithstanding the objections of the Executive, stands enacted on _____, 2025.

_____
Michelle R. Harrod, Administrator to the County Council

BY THE COUNCIL

This Bill, having received neither the approval nor the disapproval of the Executive within ten days of its presentation, stands enacted on _____, 2025.

_____
Michelle R. Harrod, Administrator to the County Council

BY THE COUNCIL

This Bill, not having been considered on final reading within the time required by Charter, stands failed for want of consideration on _____, 2025.

_____
Michelle R. Harrod, Administrator to the County Council

BY THE COUNCIL

This Bill, having been disapproved by the Executive and having failed on passage upon consideration by the Council stands failed on _____, 2025.

_____
Michelle R. Harrod, Administrator to the County Council

BY THE COUNCIL

This Bill, the withdrawal of which received a vote of two-thirds (2/3) of the members of the Council, is withdrawn from further consideration on _____, 2025.

_____
Michelle R. Harrod, Administrator to the County Council