



**Committee:** Joint  
**Committee Review:** At a future date  
**Staff:** Livhu Ndou, Legislative Attorney  
**Purpose:** To receive testimony – no vote expected  
**Keywords:** #TransientLodgingFacilities #DHHS #DHCA  
#ShortTermResidentialRental

AGENDA ITEMS #9 & 10  
June 13, 2023  
**Public Hearing**

## SUBJECT

Bill 22-23, Transient Lodging Facilities – Short-Term Residential Rental  
Zoning Text Amendment (ZTA) 23-04, Residential Uses – Short-Term Residential Rental

Lead Sponsor: Council President Glass at the request of the County Executive

## EXPECTED ATTENDEES

None

## COUNCIL DECISION POINTS & COMMITTEE RECOMMENDATION

- To receive testimony on bill – no vote expected
- To receive testimony on ZTA – no vote expected

## DESCRIPTION/ISSUE

Bill 22-23 and ZTA 23-04 will amend the provisions for Short-Term Residential Rentals. Bill 22-23 will reassign enforcement responsibility to DHCA; increase the maximum penalty; amending the application process; and clarify the processes for challenges, suspensions, revocations, and appeals. ZTA 23-04 will require the dwelling unit to be the property owner's primary residence, limit the number of overnight guests regardless of age, and remove language for owner-authorized agents.

## SUMMARY OF KEY DISCUSSION POINTS

- The regulatory framework for short-term residential rentals was established in a bill and ZTA that were adopted by the County Council in 2017.
- The County Executive, with recommendations from the Department of Health and Human Services (DHHS) and Department of Housing and Community Affairs (DHCA), proposes substantial revisions that will address difficulties in enforcement since the passage of the bill and ZTA.
- Bill 22-23 will also clarify certain provisions while ZTA 23-04 amends certain requirements related to the number of rental days and property ownership.
- A joint Committee worksession will be scheduled at a later date.

### This report contains:

Bill 22-23	© 1
ZTA 23-04	© 12
Legislative Request Report	© 16
County Executive Memorandum	© 17

Planning Board Recommendation	© 19
Economic Impact Statement	© 21
Racial Equity and Social Justice Impact Statement (Bill 22-23)	© 25
Climate Assessment (Bill 22-23)	© 31
Planning Staff Report	© 33
Racial Equity and Social Justice Impact Statement (ZTA 23-04)	© 43
Climate Assessment (ZTA 23-04)	© 45

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Bill No. 22-23  
Concerning: Transient Lodging Facilities  
– Short-Term Residential Rental  
Revised: 4/13/2023 Draft No. 1  
Introduced: April 18, 2023  
Expires: December 7, 2026  
Enacted: [date]  
Executive: [date signed]  
Effective: [date takes effect]  
Sunset Date: [date expires]  
Ch. [#], Laws of Mont. Co. [year]

## COUNTY COUNCIL FOR MONTGOMERY COUNTY, MARYLAND

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By: Council President Glass at the Request of the County Executive

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**AN ACT** to:

- (1) assign enforcement responsibility to the Department of Health and Human Services for Article II (hotels) and to the Department of Housing and Community Affairs for Article III (bed and breakfasts and short-term residential rentals);
- (2) increase the maximum penalty for a violation of Article III of Chapter 54;
- (3) amend the application process for a bed and breakfast or short-term residential rental license, including license criteria and notice requirements;
- (4) clarify the process for challenging an application for bed and breakfast or short-term residential rental license;
- (5) clarify the process for suspending or revoking a bed and breakfast or short-term residential rental license;
- (6) clarify the process for appealing the Director’s decision on a bed and breakfast or short-term residential rental license to the Board of Appeals; and
- (7) make other stylistic changes.

By amending

Montgomery County Code  
Chapter 54, Transient Lodging Facilities  
Sections 54-1, 54-2, 54-3, 54-13, 54-26, 54-43, 54-44, 54-45, 54-46, 54-47, and 54-48

<b>Boldface</b>	<i>Heading or defined term.</i>
<u>Underlining</u>	<i>Added to existing law by original bill.</i>
[Single boldface brackets]	<i>Deleted from existing law by original bill.</i>
<u>Double underlining</u>	<i>Added by amendment.</i>
[[Double boldface brackets]]	<i>Deleted from existing law or the bill by amendment.</i>
* * *	<i>Existing law unaffected by bill.</i>

*The County Council for Montgomery County, Maryland approves the following Act:*



28 premises a permanent register containing:

29 (a) the name of each visitor;

30 (b) the residence address of each visitor, including state, city or town, street  
31 and street number or rural mail delivery route number;

32 (c) the number of the room or facility occupied by each visitor; and

33 (d) the date and time of registration and checkout of each visitor.

34 The register must include a record of the license plate numbers and state of  
35 registration of any automobiles or trailers that guests are using. The owner or operator  
36 of the establishment must see that the license plate and automobile or trailer  
37 registration information is correct. A person must not occupy any room until the  
38 registration required under this section is provided. The permanent register may be in  
39 a bound book, looseleaf book, or cards. If a looseleaf book or cards are used, the pages  
40 or cards must be numbered consecutively before use and all numbered pages or cards  
41 must be kept even though they are not used. The register required by this section must  
42 be kept for at least 3 years and must be open to inspection upon the request of the  
43 Director or of any law enforcement officer of the county or the state.]

44 A violation of any provision of Article II or Article III of this Chapter is a class  
45 A violation. However, notwithstanding Section 1-19, the maximum penalty for a civil  
46 violation of Article III is \$1,000 for an initial or repeat offense. Each day a violation  
47 continues is a separate offense.

48 \* \* \*

49 **Article II. Hotels.**

50 **Division 1. Generally.**

51 \* \* \*

52 **54-13. [Violation of article; penalties] Guest register – Required.**

53 [A violation of any provision of Article II or Article III of this Chapter is a class  
54 A violation.]

55 Any person who owns or operates a hotel in the County must maintain on the  
56 premises a permanent register containing:

57 (a) the name of each visitor;

58 (b) the residence address of each visitor, including state, city or town, street  
59 and street number or rural mail delivery route number;

60 (c) the number of the room or facility occupied by each visitor; and

61 (d) the date and time of registration and checkout of each visitor.

62 The register must include a record of the license plate numbers and state of  
63 registration of any automobiles or trailers that guests are using. The owner or operator  
64 of the establishment must see that the license plate and automobile or trailer  
65 registration information is correct. A person must not occupy any room until the  
66 registration required under this section is provided. The permanent register may be in  
67 a bound book, looseleaf book, or cards. If a looseleaf book or cards are used, the pages  
68 or cards must be numbered consecutively before use and all numbered pages or cards  
69 must be kept even though they are not used. The register required by this section must  
70 be kept for at least 3 years and must be open to inspection upon the request of the  
71 Director or of any law enforcement officer of the county or the state.

72 \* \* \*

73 **Division 2. Licenses.**

74 \* \* \*

75 **54-26. Revocation or suspension generally.**

76 \* \* \*

77 (b) The Director may revoke or suspend any license issued under this  
78 Division if the Director finds that the hotel is disruptive to the general  
79 peaceful enjoyment, dangerous to the health and safety, of the  
80 community, or is a nuisance because of noise or indecent or immoral  
81 activity by any guest, owner, operator or employee. The Director may

82 also revoke or suspend any license issued under this Chapter if the owner  
83 or operator of the hotel has, while operating the hotel, been convicted of  
84 violating:

85 (1) the provisions of the Criminal Law Article of the Maryland Code  
86 as listed in Section 54-20; or

87 \* \* \*

88 **Article III. [BED AND BREAKFAST AND SHORT-TERM RESIDENTIAL**  
89 **RENTAL] Bed and Breakfast and Short-Term Residential Rental.**

90 \* \* \*

91 **54-43. [Certification] Application for a License.**

92 An application for a license to operate a bed and breakfast [license] or short-  
93 term residential rental or a license renewal for either use must be signed by the  
94 applicant and include the State Sales Tax and Use Registration number. The applicant  
95 must provide supporting documents as the Department may require and certify that:

96 [(a) the building in which the bed and breakfast license or short-term  
97 residential rental is located complies with all applicable zoning standards  
98 under Chapter 59 of this Code;]

99 (a) the applicant is the owner of the dwelling unit where the bed and breakfast  
100 or the short-term residential rental is located;

101 [(b) the total number of overnight guests in the short-term residential rental  
102 who are 18 years or older is limited to 6, and the total number of overnight  
103 guests over 18 years of age per bedroom is limited to 2;]

104 (b) the dwelling unit where the bed and breakfast or short-term residential  
105 rental is located is the primary residence of the applicant;

106 [(c) only habitable rooms will be used by guests;]

107 (c) the building in which the bed and breakfast or short-term residential rental  
108 is located complies with all applicable zoning standards under Chapter 59

- 109           of this Code;
- 110       [(d) smoke detectors in all units and carbon monoxide detectors in all units
- 111           using natural gas operate as designed;]
- 112       (d) the applicant will maintain a registry of all guests at the bed and breakfast
- 113           or the short-term residential rental, readily available for inspection by the
- 114           Department;
- 115       [(e) sanitation facilities operate as designed;]
- 116       (e) except for persons visiting the primary resident, only registered guests
- 117           under (d) will be allowed in the dwelling unit or on the property;
- 118       [(f) the applicant has not been found guilty of a violation of this Chapter in
- 119           the past 12 months;]
- 120       (f) the number of registered guests in the short-term residential rental who
- 121           are 18 years or older is limited to 2 per bedroom, provided that the total
- 122           number of registered guests in the short-term residential rental must not
- 123           exceed 6;
- 124       [(g) all local taxes and required fees are paid in full;]
- 125       (g) only habitable rooms will be used by guests;
- 126       [(h) the dwelling unit where the bed and breakfast or short-term residential
- 127           rental is located is the primary residence of the applicant;]
- 128       (h) smoke detectors, and carbon monoxide detectors where natural gas is
- 129           used, operate as designed;
- 130       [(i) the applicant is the owner or owner-authorized agent of the facility;]
- 131       (i) sanitation facilities operate as designed;
- 132       [(j) the applicant posted rules and regulations inside the rental, including
- 133           contact information for a representative designated for emergency
- 134           purposes;]
- 135       (j) the applicant has not been found guilty of a violation of this Chapter in



- 136           the past 36 months;
- 137           [(k) the designated representative resides within 15 miles of the unit and be
- 138           accessible for the entirety of any contract where the primary resident is
- 139           not present;]
- 140           (k) all local taxes and required fees are paid in full;
- 141           [(l) a record of all overnight visitors will be maintained and readily available
- 142           for inspection;]
- 143           (l) a representative designated for emergency purposes, identified by name,
- 144           address, and phone number, resides within 15 miles of the unit and will
- 145           be available to the Department for the entirety of any contract whenever
- 146           the owner is not present;
- 147           [(m) where applicable, the following parties were notified:
- 148           (1) in a single-unit or attached unit, abutting and confronting
- 149           neighbors;
- 150           (2) in a multi-unit building, neighbors living across the hall and those
- 151           that share a ceiling, floor, and walls with the applicant’s unit;
- 152           (3) the municipality in which the residence is located;
- 153           (4) any applicable homeowner’s association, condominium, housing
- 154           cooperative; and
- 155           (5) the owner of the unit or the owner’s rental agent, if the applicant is
- 156           not the owner;]
- 157           (m) the applicant posted rules and regulations inside the dwelling unit,
- 158           including the name, address, and phone number for the representative
- 159           designated for emergency purposes;
- 160           [(n) the application is not prohibited by any homeowner’s association or
- 161           condominium document, or a rental lease;]
- 162           (n) where applicable, the applicant has notified the following parties of the

163 application and the procedure for challenging the application before the  
 164 Director:

165 (1) in a single-unit or attached unit, abutting and confronting  
 166 neighbors;

167 (2) in a multi-unit building, neighbors living across the hall and those  
 168 that share a ceiling, floor, and walls with the applicant's unit;

169 (3) the municipality in which the bed and breakfast or short-term  
 170 residential rental is located; and

171 (4) any applicable homeowner's association, condominium, housing  
 172 cooperative.

173 [(o) the common ownership community fees for the dwelling unit are no more  
 174 than 30 days past due;]

175 (o) the use of the dwelling unit as a bed and breakfast or short-term  
 176 residential rental is not prohibited by any homeowner's association or  
 177 condominium document, or a rental lease;

178 [(p) except for persons visiting the primary resident, only registered guests  
 179 will be allowed on the property; and]

180 (p) the common ownership community fees for the bed and breakfast or  
 181 short-term residential rental are no more than 30 days past due;

182 (q) any on-line rental listing will include the short-term residential rental  
 183 license number[.]; and

184 (r) the dwelling unit will not be used as a short-term residential rental for  
 185 more than 120 days in a calendar year when the property owner is not  
 186 physically present in the dwelling unit.

187 **54-44. Applications.**

188 The Director must establish an electronic method of submitting, issuing,  
 189 renewing, denying, suspending, and revoking an application for a license through the

190 internet.

191 **54-45. License Approval and Renewal.**

192 The Director [must]:

193 (a) [accept the self-certification of the applicant after verifying compliance  
 194 by reviewing available records;] must review the application, including  
 195 supporting documents provided by the applicant, for conformance with  
 196 this Chapter and all other applicable laws and regulations;

197 (b) may inspect the property;

198 [(b)](c) must approve or deny a license or a license renewal [within 15] no  
 199 earlier than 30 and no later than 60 [working] days after receipt of [the] a  
 200 completed application and all required fees unless the Director receives a  
 201 challenge to the [certifications] application under Section 54-46; and

202 [(c)](d) must, if the license or license renewal is approved:

203 (1) issue the license for a term of one year, renewable for additional  
 204 one-year terms, subject to re-application, payment of the license  
 205 fee, and compliance with all applicable laws and certifications  
 206 required for the license[.]; and

207 (2) provide written notice to the parties listed in section 54-43(n) of  
 208 the issuance of the license and the procedure to file an appeal with  
 209 the Board of Appeals.

210 **54-46. Challenge to [Certifications] Applications.**

211 (a) Within 30 days after the application is filed, a [A] challenge [to any  
 212 required certification made by the applicant] may be filed with the  
 213 Director [within 30 days after the application is filed] by any party  
 214 entitled to notice under section 54-43(n).]:

215 (1) a resident or owner of real property located within 300 feet of a  
 216 licensed or proposed license;

- 217 (2) the municipality in which the residence is located;
- 218 (3) any applicable homeowners association, condominium, housing
- 219 cooperative; or
- 220 (4) the owner of the unit or the owner’s rental agent, if the applicant is
- 221 not the owner.]

222 (b) The Director must, within 60 days after receipt of the challenge:

- 223 (1) provide notice of the challenge to the applicant;
- 224 (2) provide an opportunity for the applicant to respond to the
- 225 challenge;
- 226 (3) investigate [the] any question of fact raised by the challenge; [and]
- 227 (4) [~~revoke~~] approve or deny the license or license renewal after
- 228 reviewing the application, including supporting documents
- 229 provided by the applicant and challenger, for conformance with
- 230 this Chapter and all other applicable laws and regulations; and [if
- 231 the Director finds that one or more facts certified by the applicant
- 232 is false.]

233 (5) if the license or license renewal is approved:

234 (i) issue the license for a term of one year, renewable for

235 additional one-year terms, subject to re-application,

236 payment of the license fee, and compliance with all

237 applicable laws and certifications required for the license;

238 and

239 (ii) provide written notice to the parties listed in section 54-

240 43(n) of the issuance of the license and the procedure to file

241 an appeal with the Board of Appeals.

242 **54-47. Suspension and Revocation.**

243 (a) [The license must be suspended for any applicant receiving at least three

244 complaints that are verified as a violation of the license or of the County  
 245 Code within any 12-month period.] The Director may suspend or revoke  
 246 any license issued under this Article if the Director finds that the licensee:

- 247 (1) has violated this Chapter or any other applicable law or regulation;  
 248 (2) has operated, or permitted to be operated, the bed and breakfast or  
 249 short-term residential rental in a manner that is disruptive to the  
 250 general peaceful enjoyment of the community, dangerous to the  
 251 health and safety of the community, or is a nuisance because of  
 252 noise or other activity; or  
 253 (3) has been convicted of violating any of the provisions of the  
 254 Criminal Law Article of the Maryland Code listed in in Section 54-  
 255 20 while operating the bed and breakfast or short-term residential  
 256 rental.

257 (b) [Renewal or reinstatement of licenses must follow procedures established  
 258 by the Director.] Prior to any suspension or revocation, the Director may  
 259 require the holder of the license to appear before the Director and show  
 260 cause why the license should not be suspended or revoked.

261 **54-48. Appeals.**

262 Any person aggrieved by [an approval] the issuance, renewal, denial, revocation  
 263 or suspension of a bed and breakfast license or short-term rental license may appeal  
 264 the Director's decision to the Board of Appeals within 30 days of the Director's  
 265 decision, regardless of whether a challenge to the application was filed under Section  
 266 54-46. [The Board of Appeals must hold a hearing on the appeal within 60 days after  
 267 the notice of appeal has been filed, and must act on the appeal within 30 days after the  
 268 hearing.]

269

270

Ordinance No.: \_\_\_\_\_  
Zoning Text Amendment No.: 23-04  
Concerning: Residential Uses – Short-  
Term Residential Rental  
Revised: 4/13/2023 Draft No.: 1  
Introduced: April 18, 2023  
Public Hearing: \_\_\_\_\_  
Adopted: \_\_\_\_\_  
Effective: \_\_\_\_\_

**COUNTY COUNCIL FOR MONTGOMERY COUNTY, MARYLAND  
SITTING AS THE DISTRICT COUNCIL FOR THAT PORTION OF  
THE MARYLAND-WASHINGTON REGIONAL DISTRICT WITHIN  
MONTGOMERY COUNTY, MARYLAND**

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By: Council President Glass at the Request of the County Executive

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**AN AMENDMENT** to the Montgomery County Zoning Ordinance to:

- (1) require that a dwelling unit used as a short-term residential rental be the property owner’s primary residence;
- (2) delete provisions allowing a property owner’s authorized agent to assume certain responsibilities assigned to the property owner;
- (3) limit the number of overnight guests regardless of age; and
- (4) generally amend the provisions governing a short-term residential rental.

By amending the following sections of the Montgomery County Zoning Ordinance, Chapter 59 of the Montgomery County Code:

Division 3.3.           “Residential Uses”  
Section 3.3.3.       “Short-Term Residential Rental”

**EXPLANATION:** ***Boldface** indicates a Heading or a defined term.*  
*Underlining indicates text that is added to existing law by the original text amendment.*  
*[Single boldface brackets] indicate text that is deleted from existing law by original text amendment.*  
*Double underlining indicates text that is added to the text amendment by amendment.*  
*[[Double boldface brackets]] indicate text that is deleted from the text amendment by amendment.*  
*\* \* \* indicates existing law unaffected by the text amendment.*

*ORDINANCE*

*The County Council for Montgomery County, Maryland, sitting as the District Council for that portion of the Maryland-Washington Regional District in Montgomery County, Maryland, approves the following ordinance:*

1           **Sec. 1. DIVISION 59-3.3 is amended as follows:**

2           **Division 3.3. Residential Uses**

3   \*   \*   \*

4           **Section 3.3.3. Accessory Residential Uses**

5   \*   \*   \*

6           **I. Short-Term Residential Rental.**

7                           **1. Defined**

8           Short-Term Residential Rental means the residential occupancy of a dwelling  
9           unit for a fee for less than 30 consecutive days. Short-Term Residential Rental  
10          is not a Bed and Breakfast.

11                       **2. Use Standards**

12          Where Short-Term Residential Rental is allowed as a limited use, it must  
13          satisfy the following standards:

- 14          a.       Short-Term Residential Rental is prohibited in a Farm Tenant Dwelling  
15                  or on a site that includes an Accessory Dwelling Unit.
- 16          b.       The dwelling unit used as a Short-Term Rental must be the property  
17                  owner’s [or owner-authorized resident’s] primary residence, regardless  
18                  of dwelling unit type.
- 19          c.       If the property owner [or owner-authorized resident] is not present in  
20                  the residence, the property can be used as a Short-Term Residential  
21                  Rental for a maximum of 120 days in a calendar year. If the property  
22                  owner [or owner-authorized resident] is physically present and  
23                  occupies the residence during the rental stay, there is no limitation on  
24                  the number of days the property can be used as a Short-Term  
25                  Residential Rental.
- 26          d.       The use must be licensed under Chapter 54.



- 27 e. The maximum number of occupants is limited by Chapter 26, Section  
28 5; however, the total number of overnight guests in the Short-Term  
29 Residential Rental [who are 18 years or older] is limited to six, and the  
30 total number of overnight guests over 18 years of age per bedroom is  
31 limited to two.
- 32 f. One off-street parking space must be provided for each rental contract  
33 unless the online listing indicates that vehicle parking is prohibited.

34 \* \* \*

35 **Sec. 2. Effective date.** This ordinance becomes effective 20 days after the  
36 date of District Council adoption.

## LEGISLATIVE REQUEST REPORT

BILL: XX-23, Transient Housing - Short-Term License

- DESCRIPTION:** Bill XX-23 assign enforcement responsibility of bed and breakfast and short term residential rental licensing to the Department of Housing and Community Affairs; increase the maximum penalty for violations; amend the application process for bed and breakfast and short-term residential rental licensing, including a requirement that the applicant is the primary resident; specify a limit on guests and require smoke and carbon monoxide detectors; clarify of the process for challenging an application for bed and breakfast and short-term residential rental license; clarify of the process for suspending or revoking a bed and breakfast or short-term residential rental license.
- PROBLEM:** All short-term rentals do not operate within the County’s regulatory framework, which causes problems for neighboring properties. This highlights shortcomings in County law, particularly in enforcement.
- GOALS AND OBJECTIVES:** To ensure County law enforcement on all short-term rentals
- COORDINATION:** The Office of the County Executive and Office of the County Attorney
- FISCAL IMPACT:** Office of Management and Budget
- ECONOMIC IMPACT:** Office of Legislative Oversight
- EVALUATION:** To be researched
- EXPERIENCE ELSEWHERE:** To be researched
- SOURCE OF INFORMATION:** Office of the County Attorney, Edward Lattner, 240-777-6735  
Office of the County Executive, Ken Hartman, 240-777-8206
- APPLICATION WITHIN MUNICIPALITIES:** To be researched
- PENALTIES:** A violation of any provision of Article II or Article III of this Chapter is a class A violation. However, notwithstanding Section 1-19, the Maximum penalty for a civil violation of Article III is \$1,000 for an initial




OFFICE OF THE COUNTY EXECUTIVE

Marc Elrich  
County Executive

MEMORANDUM

March 17, 2023

TO: Evan Glass, President  
Montgomery County Council

FROM: Marc Elrich, County Executive 

SUBJECT: Proposed Bill XX-23, Transient Housing – Short-Term Rental License and ZTA 23-XX, Amendments to the Montgomery County Zoning Ordinance, Chapter 59

I am transmitting the attached proposed Bill XX-23, Transient Housing – Short-Term Rental License and ZTA 23-XX, Amendments to the Montgomery County, Zoning Ordinance, Chapter 59 of the Montgomery County Code for the County Council's introduction.

Although most short-term rentals operate within the County's regulatory framework, there are some that do not, causing serious problems for neighboring properties and, in at least one case, potential threats to public safety. These cases have highlighted shortcomings in County Law, particularly in enforcement. At my request, the Office of the County Attorney, the Department of Health and Human Services, and the Department of Housing and Community Affairs reviewed these shortcomings and recommended changes to the law. This Bill sets forth their recommendations, as follows:

1. Assign enforcement responsibility of bed and breakfast and short-term residential rental licensing to the Department of Housing and Community Affairs.
2. Increase the maximum penalty for violations.
3. Amend the application process for bed and breakfast and short-term residential rental licensing, including a requirement that the applicant is the primary resident.
4. Specify a limit on guests and require smoke and carbon monoxide detectors.
5. Clarify of the process for challenging an application for bed and breakfast and short-term residential rental license.
6. Clarify of the process for suspending or revoking a bed and breakfast or short-term residential rental license.

Bill XX-23, Transient Housing – Short-Term Rental License and ZTA 23-XX, Amendments to  
the Montgomery County Zoning Ordinance, Chapter 59

March 17, 2023

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Please let me know if you need additional information in support of this Bill. Thank you.

Enclosure



**June 5, 2023**

**To:** The Honorable Evan Glass  
President, Montgomery County Council  
Stella B. Werner Council Office Building  
100 Maryland Avenue, Room 501  
Rockville, Maryland 20850

**From:** Montgomery County Planning Board

**Subject:** Bill 22-23 and Zoning Text Amendment No. 23-04

#### **BOARD RECOMMENDATION**

The Montgomery County Planning Board of the Maryland-National Capital Park and Planning Commission met on June 1, 2023 and by a vote of 5:0 recommended modifications to Bill 22-23, and to not support Zoning Text Amendment (ZTA) 23-04. This paired Bill and ZTA would amend the county's rules and enforcement mechanisms pertaining to Short-Term Residential Rentals. These changes include shifting the primary enforcement of Short-Term Residential Rentals from the Department of Health and Human Services (DHHS) to the Department of Housing and Community Affairs (DHCA), modifying the license process, clarifying the rules around challenges, suspensions, revocations, appeals of licenses and enforcement actions, and modifying rules on who can apply both as a host and as a tenant of a Short-Term Residential Rental.

The Planning Board supports many of the technical elements of Bill 22-23, including the reassignment of enforcement to DHCA, amending some of the application requirements, clarifying the challenge process for applications, the suspension or revocation of rental licenses, and the appeals process. The Board however has major concerns over many of the policy aspects of the Bill such as increasing the first time and maximum penalties for violations, removing owner-authorized residents from being applicants, or limiting the total number of guests based on bedrooms without exceptions for children. The request for these changes seemed to be based on unspecified concerns over enforcement described in the County Executive's transmittal. Without further explanation, there is no way to discern if these policy changes will result in meaningful improvement to enforcement or if the result will instead result in reduced flexibility for lessors and travelers. Staff asked for the complaints that were cited as the need for the policy changes and none were provided.

The Board does not support any of the proposed changes in ZTA 23-04 and recommends the ZTA not be approved. The only changes proposed in the ZTA were two of the policy changes that are also not supported in the Bill; removing owner-authorized residents from the process and placing limits on renters to no more than two per bedroom, with a total guests limited at six.

The Honorable Evan Glass

June 5, 2023

Page Two

The Board appreciates the opportunity to pass along its comments for Bill 22-23 and ZTA 23-04. The Board appreciates the added clarity to the entire application and licensing process for Short-Term Residential Rentals but remains concerned the proposed changes to their operations do more harm than good. Planning Staff are available and committed to work with the Council as the Bill and ZTA move forward.

#### **CERTIFICATION**

This is to certify that the attached report is a true and correct copy of the technical staff report and the foregoing is the recommendation adopted by the Montgomery County Planning Board of The Maryland-National Capital Park and Planning Commission, at its regular meeting held in Wheaton, Maryland, on Thursday, June 1, 2023.



**Jeffrey Zyontz**

Chair

Attachments: A - Planning Staff Report  
B - Introduction Packet for Bill 22-23 and ZTA 23-04  
C - Climate assessment For ZTA 23-04

# Economic Impact Statement

Montgomery County, Maryland

## Bill 22-23      Transient Lodging Facilities – Short-Term Residential Rental

### SUMMARY

The Office of Legislative Oversight (OLO) anticipates that enacting Bill 22-23 would have a neutral impact on economic conditions in the County in terms of the Council’s priority indicators. As discussed below the Bill likely would increase operating costs and decrease revenues for certain homeowners who operate short-term residential rentals or a bed and breakfast, and increase rents to certain residents who use these facilities. However, OLO anticipates several factors to mitigate these negative impacts. For one, the Bill would negatively impact only a small percentage of all homeowners in the sector, and its negative impact on resident customers would be small on a per customer basis. Moreover, costs to County businesses and residents would be mitigated by homeowners passing on a portion of the higher costs to non-resident customers. Finally, it is worth noting that enhanced enforcement could prevent certain Homeowner Associations from banning short-term residential rentals, which would decrease the market.

### BACKGROUND AND PURPOSE OF BILL 22-23

By County law, a “bed and breakfast” is defined as a detached house that is owner-occupied with no more than five guest rooms for rent and customarily serves breakfast to guests. A “short-term residential rental” is defined as the residential occupancy of a dwelling unit for a fee for less than 30 consecutive days.<sup>1</sup> Rental arrangements such as these have increased with the growing popularity of online platforms such as Airbnb and Vrbo.

The purpose of Bill 22-23 is to update the law governing bed and breakfast and short-term residential rentals in the County. The proposed changes incorporate recommendations made by the Office of the County Attorney (OCA), the Department of Health and Human Services (DHHS), and the Department of Housing and Community Affairs (DHCA) to address enforcement difficulties since the law was adopted in 2017. If enacted, Bill 22-23 would:

- Assign enforcement responsibility for bed and breakfast and short-term residential rentals to DHCA;
- Increase the maximum penalty for a violation of bed and breakfast and short-term residential rental laws;
- Clarify and update certain provisions regarding the application for a bed and breakfast or short-term residential rental license; and
- Clarify various processes for bed and breakfast and short-term residential rental licenses, including processes for challenging an application for a license, suspending or revoking a license, and appealing the decision on a license to the Board of Appeals.<sup>2</sup>

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<sup>1</sup> Montgomery County Code, [Sec. 54-1](#).

<sup>2</sup> [Introduction Staff Report for Bill 22-23](#).

Bill 22-23 was introduced along with Zoning Text Amendment (ZTA) 23-04, which amends certain requirements related to the number of rental days and property ownership. Bill 22-23, Transient Lodging Facilities – Short-Term Residential Rental, was introduced by the Council President on behalf of the County Executive on April 18, 2023.

## **INFORMATION SOURCES, METHODOLOGIES, AND ASSUMPTIONS**

Per Section 2-81B of the Montgomery County Code, the purpose of this Economic Impact Statement is to assess, both, the impacts of Bill 22-23 on residents and private organizations in terms of the Council’s priority economic indicators and whether the Bill would have a net positive or negative impact on overall economic conditions in the County.<sup>3</sup>

To examine the Bill’s impacts on the Council’s priority indicators, OLO performs a qualitative assessment based on the following sources of information:

- Correspondence with County personnel from DHHS, DPS, and OCA; and
- County webpages on Short-Term Residential Rentals and Bed and Breakfasts.

## **VARIABLES**

The primary variables that would affect the economic impacts of enacting Bill 22-23 are the following:

- Total number of license revocations or suspensions;
- Total number of licenses issued;
- Average rents; and
- Percentage of resident customers.

## **IMPACTS**

**WORKFORCE ▪ TAXATION POLICY ▪ PROPERTY VALUES ▪ INCOMES ▪ OPERATING COSTS ▪ PRIVATE SECTOR CAPITAL INVESTMENT ▪ ECONOMIC DEVELOPMENT ▪ COMPETITIVENESS**

### **Businesses, Non-Profits, Other Private Organizations**

OLO anticipates that enacting Bill 22-23 would have a small negative impact on certain private organizations in the County in terms of the Council’s priority economic indicators.

The primary businesses impacted by the Bill would be homeowners who operate short-term residential rentals or bed and breakfasts. According to personnel from DHHS, there are currently 1,158 advertised short-term residential rentals, 153 of which are licensed with the County. Currently, there are three licensed bed and breakfast facilities.

By strengthening the County’s powers to revoke and suspend licenses and increasing penalties for violating laws and regulations regarding short-term residential rentals and bed and breakfasts, certain homeowners would be negatively impacted in terms of operating costs and business income. Higher penalties would increase operating expenses and

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<sup>3</sup> Montgomery County Code, [Sec. 2-81B](#).



revoked or suspended licenses would reduce business revenue for affected homeowners. Holding all else equal, affected homeowners would experience net losses in business income. However, certain homeowners likely would pass on a portion of these costs to their customers in the form of higher rents, thereby mitigating these negative impacts.

Moreover, OLO expects a small percentage of homeowners to be impacted by these policy changes. Enforcement of applicable laws and regulations is complaint-driven. According to DHHS and DPS personnel, only a minority of short-term residential rentals receive complaints to the County.

The Bill may increase operating costs for certain homeowners in two other ways. By requiring businesses to maintain a permanent register, certain businesses may experience minor operating expenses associated with updating their bookkeeping systems. In addition, DHCA may increase the share of short-term residential rentals or bed and breakfasts that are licensed with the County. Homeowners who otherwise would not attain a license in the absence of the policy change would pay an annual licensing fee of \$150. Again, certain homeowners likely would pass on a portion of increased costs to their customers in the form of higher rents.

Beyond these potential impacts, OLO does not expect the Bill to affect private organizations in terms of the Council's other priority economic indicators.

## **Residents**

OLO anticipates that enacting Bill 22-23 would have a small negative impact on certain residents in the County in terms of the Council's priority economic indicators. For one, all short-term residential rentals and bed and breakfasts must be the primary residence of owners. Therefore, any homeowners negatively affected by the policy changes as described above would be residents. Holding all else equal, increased operating costs or forgone revenue would reduce their household income. Second, certain homeowners likely would pass on increased costs to customers in the form of higher rents, a portion of which likely would be residents. Holding all else equal, these residents would experience a minor decrease in discretionary income.

Beyond these potential impacts, OLO does not expect the Bill to affect residents in terms of the Council's other priority economic indicators.

## **Net Impact**

OLO anticipates that enacting Bill 22-23 would have a neutral impact on overall economic conditions in the County in terms of the Council's priority economic indicators. As described above, the Bill likely would increase operating costs and decrease revenues for certain homeowners who operate short-term residential rentals or bed and breakfast, and increase rents to certain residents who use these facilities. However, OLO anticipates several factors to mitigate these negative impacts. For one, the Bill would negatively impact only a small percentage of all homeowners in the sector, and its negative impact on resident customers would be small on a per customer basis. Moreover, costs to County businesses and residents would be mitigated by homeowners passing on a portion of the higher costs to non-resident customers. Finally, it is worth noting that enhanced enforcement could prevent certain Homeowner Associations from banning short-term residential rentals, which would decrease the market.

## DISCUSSION ITEMS

Not applicable

## WORKS CITED

Montgomery County Code. [Sec. 2-81B, Economic Impact Statements](#).

Montgomery County Council. [Introduction Staff Report for Bill 22-23, Transient Lodging Facilities – Short-Term Residential Rental](#). Introduced on April 18, 2023.

## CAVEATS

Two caveats to the economic analysis performed here should be noted. First, predicting the economic impacts of legislation is a challenging analytical endeavor due to data limitations, the multitude of causes of economic outcomes, economic shocks, uncertainty, and other factors. Second, the analysis performed here is intended to *inform* the legislative process, not determine whether the Council should enact legislation. Thus, any conclusion made in this statement does not represent OLO's endorsement of, or objection to, the Bill under consideration.

## AUTHOR

Stephen Roblin (OLO) prepared this report.

# Racial Equity and Social Justice (RESJ) Impact Statement

Office of Legislative Oversight

## **BILL 22-23: TRANSIENT LODGING FACILITIES – SHORT-TERM RESIDENTIAL RENTAL**

### **SUMMARY**

The Office of Legislative Oversight (OLO) finds the racial equity and social justice impact (RESJ) of Bill 22-23 is indeterminant, due to insufficient information on stakeholders connected to bed and breakfasts and short-term residential rentals, and whether racial and ethnic disparities could emerge from stronger enforcement of laws governing such short-term rental arrangements.

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### **PURPOSE OF RESJ IMPACT STATEMENTS**

The purpose of RESJ impact statements (RESJIS) is to evaluate the anticipated impact of legislation on racial equity and social justice in the County. Racial equity and social justice refer to a **process** that focuses on centering the needs, leadership, and power of communities of color and low-income communities with a **goal** of eliminating racial and social inequities.<sup>1</sup> Achieving racial equity and social justice usually requires seeing, thinking, and working differently to address the racial and social harms that have caused racial and social inequities.<sup>2</sup>

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### **PURPOSE OF BILL 22-23**

By County law, a ‘bed and breakfast’ is defined as a detached house that is owner-occupied with no more than five guest rooms for rent and customarily serves breakfast to guests, while a ‘short-term residential rental’ is defined as the residential occupancy of a dwelling unit for a fee for less than 30 consecutive days.<sup>3</sup> Rental arrangements such as these have increased with the growing popularity of online platforms such as Airbnb and Vrbo.

The purpose of Bill 22-23 is to update the law governing bed and breakfasts and short-term residential rentals in the County. The proposed changes incorporate recommendations made by the Office of the County Attorney (OCA), the Department of Health and Human Services (DHHS), and the Department of Housing and Community Affairs (DHCA) to address enforcement difficulties since the law was adopted in 2017. If enacted, Bill 22-23 would:<sup>4</sup>

- Assign enforcement responsibility for bed and breakfasts and short-term residential rentals to DHCA;
- Increase the maximum penalty for a violation of bed and breakfast and short-term residential rental laws;
- Clarify and update certain provisions regarding the application for a bed and breakfast or short-term residential rental license; and
- Clarify various processes for bed and breakfast and short-term residential rental licenses, including processes for challenging an application for a license, suspending or revoking a license, and appealing the decision on a license to the Board of Appeals.

Bill 22-23 was introduced along with Zoning Text Amendment (ZTA) 23-04, which amends certain requirements related to the number of rental days and property ownership.<sup>5</sup> Bill 22-23, Transient Lodging Facilities – Short-Term Residential Rental, was introduced by the Council President on behalf of the County Executive on April 18, 2023.

# RESJ Impact Statement

## Bill 22-23

In March 2023, OLO published a RESJIS for Bill 6-23, Housing – Sharing Economy Rental. OLO builds on Bill 6-23’s analysis for this RESJIS.

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### THE SHARING ECONOMY AND RACIAL EQUITY

Deeply embedded structural racism in American society inherently drives racial bias within and across societal institutions. Thus, while the Sharing Economy (SE) is a relatively new concept, it has also been characterized by racial inequities and disparities. SE platforms have increased access to an array of useful goods and services. However, research suggests that benefits of the SE are not equitably distributed. Researchers at Boston College note national studies from the JPMorgan Chase & Co. Institute and the Pew Research Center finding that SE platform users tend to be “whiter, younger, better-educated, and have higher income than the general population.”<sup>6</sup> Additionally:

- A field experiment of Airbnb by researchers found “that applications from guests with distinctively African American names [were] 16 percent less likely to be accepted relative to identical guests with distinctively white names.”<sup>7</sup> A recent internal study by Airbnb confirmed racial discrimination, finding that guests who were perceived as Black were able to book their desired rental 91.4 percent of the time, compared to 94.1 percent for guests who are perceived as White.<sup>8</sup>
- A study of 335,000 Airbnb listings in the ten largest Airbnb markets in the U.S. found that areas with higher concentrations of non-White residents “[charged] lower nightly prices, [had] lower annual revenues, and [received] lower ratings from guests.”<sup>9</sup> Further, a study of over 100,000 Airbnb listings across 14 countries, including the U.S., found evidence that “consumers show a preference for White hosts, which allows White hosts to charge higher prices.”<sup>10</sup>
- A study of nearly 1,000 Uber and Lyft rides in Boston found that “Uber drivers were twice as likely to cancel an accepted ride when travelers [had an] African American sounding name.”<sup>11</sup>
- A study of 100 million ride-sharing samples from Chicago found that “[n]eighborhoods with larger non-white populations, higher poverty levels, younger residents, and high education levels [were] significantly associated with higher fare prices.”<sup>12</sup>

Concerns have also been raised around the role of SE platforms in perpetuating broader employment and housing inequities. Advocacy groups have argued that, through misclassifying drivers as independent contractors and denying employee benefits and protections, Uber and Lyft uniquely harm workers of color, who are overrepresented in their driver workforce.<sup>13</sup> A study of Airbnb listings throughout the U.S. found that Airbnb leads to higher rents and decreases the supply of long-term rental units.<sup>14</sup> This effect would disproportionately harm BIPOC renters as they are cost burdened at higher levels than White renters.<sup>15</sup>

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### ANTICIPATED RESJ IMPACTS

If Bill 22-23 works as intended, there will be stronger enforcement of laws governing bed and breakfasts and short-term residential rentals – short-term rental arrangements that are typically facilitated by platforms such as Airbnb and Vrbo. To consider the anticipated impact of Bill 22-23 on RESJ in the County, OLO recommends the consideration of two related questions:

- Who are the primary beneficiaries of this bill?

# RESJ Impact Statement

## Bill 22-23

- What racial and social inequities could passage of this bill weaken or strengthen?

To answer these questions, OLO considered the various stakeholders that would be impacted by stronger enforcement of bed and breakfasts and short-term residential rentals and RESJ concerns for each group:

- **Homeowners who operate bed and breakfasts or short-term residential rentals** could face increased costs from stronger enforcement, including from expenses necessary to comply with the law or fines from violations of the law. They could also face an increased risk of losing their operating license under certain conditions, including from violations of the law. There is no definitive data on short-term rental operators in the County by race and ethnicity. While homeowners in the County are more likely to be White or Asian (Table 1, Appendix), it is unclear whether short-term rentals could be a more attractive income-generating opportunity for BIPOC homeowners, considering they are cost burdened at higher levels than White homeowners (Table 2, Appendix). Further, it is unclear whether certain homeowners could be subject to more enforcement than others, and whether racial and ethnic disparities in enforcement could emerge.
- **Constituents using bed and breakfasts or short-term residential rentals** could benefit from stronger enforcement of health and safety protocols, though they may face higher prices. Based on research from SE platforms noted in the previous section, short-term rental users may be disproportionately White and BIPOC users may experience discrimination. However, there is no definitive data on short-term rental users in the County by race and ethnicity.
- **Constituents living near bed and breakfasts or short-term residential rentals** could benefit from stronger enforcement mitigating inconveniences in their neighborhoods related to short-term rentals. It is unclear whether certain communities could be subject to more enforcement than others, and whether racial and ethnic disparities in enforcement could emerge by community demographics.

Taken together, OLO finds the RESJ impact of Bill 22-23 is indeterminant.

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## RECOMMENDED AMENDMENTS

The Racial Equity and Social Justice Act requires OLO to consider whether recommended amendments to bills aimed at narrowing racial and social inequities are warranted in developing RESJ impact statements.<sup>16</sup> OLO finds the RESJ impact of Bill 22-23 is indeterminant. As such, OLO does not offer recommended amendments. However, should the Council seek to improve the RESJ impact of this Bill, the following policy option can be considered:

- **Collecting RESJ and enforcement data for bed and breakfasts and short-term residential rentals.** Requiring applicants to report their race and ethnicity when applying for a bed and breakfast or short-term residential rental license could provide a better understanding of the demographics of short-term rental operators in the County. Collecting demographic data along with data on enforcement actions, such as the imposition of fines or license revocations, would allow for analysis that could determine whether racial and ethnic disparities emerge from stronger enforcement of the law.

# RESJ Impact Statement

## Bill 22-23

### CAVEATS

Two caveats to this racial equity and social justice impact statement should be noted. First, predicting the impact of legislation on racial equity and social justice is a challenging analytical endeavor due to data limitations, uncertainty, and other factors. Second, this RESJ impact statement is intended to inform the legislative process rather than determine whether the Council should enact legislation. Thus, any conclusion made in this statement does not represent OLO's endorsement of, or objection to, the bill under consideration.

### CONTRIBUTIONS

OLO staffer Janmarie Peña, Performance Management and Data Analyst, drafted this RESJ impact statement.

### APPENDIX

**Table 1: Homeownership Rate by Race and Ethnicity, Montgomery County<sup>17</sup>**

Race and Ethnicity	Homeownership Rate
Asian	69.1
Black	43.3
White	77.1
Latinx	54.3

Source: Table S0201, 2021 American Community Survey 1-Year Estimates, Census Bureau.

**Table 2: Cost Burden Rate of Homeowners by Race and Ethnicity, Montgomery County**

Race and Ethnicity	Homeowner Cost Burden Rate
Asian	30.1
Black	28.1
White	22.1
Latinx	31.8

Source: Table S0201, 2021 American Community Survey 1-Year Estimates, Census Bureau.

<sup>1</sup> Definition of racial equity and social justice adopted from “Applying a Racial Equity Lens into Federal Nutrition Programs” by Marlysa Gamblin, et.al. Bread for the World, and from Racial Equity Tools. <https://www.racialequitytools.org/glossary>

<sup>2</sup> Ibid

<sup>3</sup> Montgomery County, Maryland, County Code § 54-1

<sup>4</sup> Introduction Staff Report for Bill 22-23, Montgomery County Council, Introduced April 18, 2023. [https://www.montgomerycountymd.gov/council/Resources/Files/agenda/col/2023/20230418/20230418\\_3-4A.pdf](https://www.montgomerycountymd.gov/council/Resources/Files/agenda/col/2023/20230418/20230418_3-4A.pdf)

<sup>5</sup> Ibid

<sup>6</sup> Mehmet Cansoy and Juliet B. Schor, “Who Gets to Share in the ‘Sharing Economy’? Racial Inequities on Airbnb.” Boston College Sociology Department, 2016. <https://www.bc.edu/content/dam/bc1/schools/mcas/sociology/pdf/Who%20gets%20to%20share%20in%20the%20sharing%20economy.pdf>

# RESJ Impact Statement

## Bill 22-23

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<sup>7</sup> Benjamin Edelman, et al, “Racial Discrimination in the Sharing Economy: Evidence from a Field Experiment,” American Economic Journal: Applied Economics. April 2017. <https://www.aeaweb.org/articles?id=10.1257/app.20160213>

<sup>8</sup> Sara Clemence, “Black Travelers Say Home-Share Hosts Discriminate, and a New Airbnb Report Agrees,” The New York Times, December 13, 2022. <https://www.nytimes.com/2022/12/13/travel/vacation-rentals-racism.html>

<sup>9</sup> Cansoy and Schor

<sup>10</sup> Bastian Jaeger and Willem W. A. Sleegers, “Racial Disparities in the Sharing Economy: Evidence from More than 100,000 Airbnb Hosts across 14 Countries,” Journal of The Association of Consumer Research, January 18, 2023.

<https://www.journals.uchicago.edu/doi/abs/10.1086/722700?journalCode=jacr>

<sup>11</sup> Yanbo Ge, et al, “Racial Discrimination in Transportation Network Companies,” Journal of Public Economics, October 2020.

<https://www.sciencedirect.com/science/article/pii/S0047272720300694>

<sup>12</sup> Akshat Pandey and Aylin Caliskan, “Disparate Impact of Artificial Intelligence Bias in Ridehailing Economy’s Price Discrimination Algorithms,” AAAI/ACM Conference on Artificial Intelligence, Ethics, and Society, May 2021. <https://arxiv.org/abs/2006.04599>

<sup>13</sup> Edward Ongweso Jr, “Civil Rights Groups Say Uber Actively Hurts Black People,” Vice News, September 23, 2020.

<https://www.vice.com/en/article/7kpn9z/civil-rights-groups-say-uber-actively-hurts-black-people>

<sup>14</sup> Kyle Barron, et al, “The Effect of Home-Sharing on House Prices and Rents: Evidence from Airbnb,” SSRN, March 4, 2020.

[https://papers.ssrn.com/sol3/papers.cfm?abstract\\_id=3006832](https://papers.ssrn.com/sol3/papers.cfm?abstract_id=3006832)

<sup>15</sup> RESJ Impact Statement for Expedited Bill 22-22, Office of Legislative Oversight, Montgomery County, Maryland, July 29, 2022.

<https://montgomerycountymd.gov/OLO/Resources/Files/resjis/2022/BillE22-22.pdf>

<sup>16</sup> Bill 27-19, Administration – Human Rights – Office of Racial Equity and Social Justice – Racial Equity and Social Justice Advisory Committee – Established, Montgomery County Council

<sup>17</sup> Latinx is an ethnicity rather than a race; therefore, Latinx people are included in multiple racial groups throughout this impact statement unless where otherwise noted. Estimates for Native American and Pacific Islander constituents not available for all data points presented in impact statement.

# Climate Assessment

Office of Legislative Oversight

## Bill 22-23: Transient Lodging Facilities – Short-Term Residential Rental

### SUMMARY

The Office of Legislative Oversight (OLO) anticipates Bill 22-23 will have no impact on the County's contribution to addressing climate change as the Bill is proposing changes to laws governing bed and breakfast and short-term residential rentals in order to ensure County law enforcement on these rentals.

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### BACKGROUND AND PURPOSE OF BILL 22-23

By County law, a 'bed and breakfast' is defined as a detached house that is owner-occupied with no more than five guest rooms for rent and customarily serves breakfast to guests, while a 'short-term residential rental' is defined as the residential occupancy of a dwelling unit for a fee for less than 30 consecutive days.<sup>1</sup> Rental arrangements such as these have increased with the growing popularity of online platforms such as Airbnb and Vrbo.

The purpose of Bill 22-23 is to update the law governing bed and breakfast and short-term residential rentals in the County. The proposed changes incorporate recommendations made by the Office of the County Attorney (OCA), the Department of Health and Human Services (DHHS), and the Department of Housing and Community Affairs (DHCA) to address enforcement difficulties since the law was adopted in 2017. If enacted, Bill 22-23 would:<sup>2</sup>

- Assign enforcement responsibility for bed and breakfast and short-term residential rentals to DHCA;
- Increase the maximum penalty for a violation of bed and breakfast and short-term residential rental laws;
- Clarify and update certain provisions regarding the application for a bed and breakfast or short-term residential rental license; and
- Clarify various processes for bed and breakfast and short-term residential rental licenses, including processes for challenging an application for a license, suspending or revoking a license, and appealing the decision on a license to the Board of Appeals.

Bill 22-23 was introduced along with Zoning Text Amendment (ZTA) 23-04, which amends certain requirements related to the number of rental days and property ownership.<sup>3</sup> Bill 22-23, Transient Lodging Facilities – Short-Term Residential Rental, was introduced by the Council President on behalf of the County Executive on April 18, 2023.



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## ANTICIPATED IMPACTS

As Bill 22-23 is proposing changes to laws governing bed and breakfast and short-term residential rentals, OLO anticipates it will have no impact on the County's contribution to addressing climate change, including the reduction and/or sequestration of greenhouse gas emissions, community resilience, and adaptive capacity.

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## RECOMMENDED AMENDMENTS

The Climate Assessment Act requires OLO to offer recommendations, such as amendments or other measures to mitigate any anticipated negative climate impacts.<sup>4</sup> OLO does not offer recommendations or amendments as Bill 22-23 is likely to have no impact on the County's contribution to addressing climate change, including the reduction and/or sequestration of greenhouse gas emissions, community resilience, and adaptive capacity.

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## CAVEATS

OLO notes two caveats to this climate assessment. First, predicting the impacts of legislation upon climate change is a challenging analytical endeavor due to data limitations, uncertainty, and the broad, global nature of climate change. Second, the analysis performed here is intended to inform the legislative process, not determine whether the Council should enact legislation. Thus, any conclusion made in this statement does not represent OLO's endorsement of, or objection to, the bill under consideration.

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## PURPOSE OF CLIMATE ASSESSMENTS

The purpose of the Climate Assessments is to evaluate the anticipated impact of legislation on the County's contribution to addressing climate change. These climate assessments will provide the Council with a more thorough understanding of the potential climate impacts and implications of proposed legislation, at the County level. The scope of the Climate Assessments is limited to the County's contribution to addressing climate change, specifically upon the County's contribution to greenhouse gas emissions and how actions suggested by legislation could help improve the County's adaptive capacity to climate change, and therefore, increase community resilience.

While co-benefits such as health and cost savings may be discussed, the focus is on how proposed County bills may impact GHG emissions and community resilience.

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## CONTRIBUTIONS

OLO staffer Kaitlyn Simmons drafted this assessment.

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<sup>1</sup> Montgomery County, Maryland, County Code § 54-1

<sup>2</sup> [Introduction Staff Report for Bill 22-23, Montgomery County Council, Introduced April 18, 2023.](#)

<sup>3</sup> Ibid

<sup>4</sup> Bill 3-22, Legislative Branch – Climate Assessments – Required, Montgomery County Council, Effective date October 24, 2022

## RESIDENTIAL USES – SHORT TERM RESIDENTIAL RENTALS ZTA 23-04 & BILL 22-23

### Description

Bill 22-23 and ZTA 23-04 amend provisions around Short-Term Residential Rentals. Bill 22-23 reassigns licensing and enforcement responsibilities to the Department of Housing and Community Affairs, modifies the application process, increases penalties and clarifies the processes for challenges, suspensions, revocations and appeals. ZTA 23-04 limits the total number of overnight guests regardless of age, and removes owner-authorized agents or residents from applying for the use.

ZTA 23-03

Completed: 5-25-2023

MCPB

Item No. 6

6-1-2023

Montgomery County

Planning Board

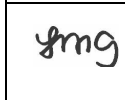
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### ZTA SPONSORS

Lead Sponsor: Council President Glass, at the request of the County Executive

### INTRODUCTION DATE

April 18, 2023

### REVIEW BASIS

Chapter 54

Chapter 59



### Summary:

- Bill 22-23 and ZTA 23-04 will amend the provisions for Short-Term Residential Rentals.
- Bill 22-23 will reassign enforcement responsibility to DHCA; increase the maximum penalty; amend the application process; and clarify the processes for challenges, suspensions, revocations, and appeals.
- ZTA 23-04 will require the dwelling unit to be the property owner's primary residence, limit the number of overnight guests regardless of age, and remove language for owner-authorized agents.

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## SECTION 1: BACKGROUND

### RATIONALE FOR INTRODUCTION

Zoning Text Amendment (ZTA) 23-04, Residential Uses – Short-Term Residential Rental, and Bill 22-23, Transient Lodging Facilities – Short-Term Residential Rental were both introduced April 18, 2023 (Attachment A). A tentative Council Public Hearing date is set for both items on June 13, 2023. The ZTA and the bill were both introduced at the request of the County Executive.

These changes to existing county law are requested by the Executive Branch in part because there have been occasions of short-term residential rentals resulting in potential threats to public safety. These instances have highlighted shortcomings in the existing law and in its enforcement mechanisms. Some of the changes proposed by Bill 22-23 have a correlation to ongoing Council discussions on Bill 6-23 Sharing Economy Rental, such as which county agency is responsible for enforcement, the expected types of civil penalties, and general limitations around the prospective uses.

## SECTION 2: BILL 22-23 AND ZTA 23-04 AS INTRODUCED

### BILL NO. 22-23 AS INTRODUCED

Bill 22-23 amends the provision for Short-Term Residential Rentals. Bill 22-23 reassigns enforcement of short-term rentals from the Department of Health and Human Services (DHHS) to the Department of Housing and Community Affairs (DHCA). The bill also increases the maximum penalty, amends the application process, and clarifies the processes related to challenges, suspensions, revocations, and appeals.

#### Definitions

Under Section 54-1, Definitions, director means the Director of Department of Housing and Community Affairs, or the Director's designee in Article III (Bed and Breakfast and Short-Term Residential Rental).

Department means the Department of Health and Human Services in Article II (hotels), and Department means the Department of Housing and Community Affairs in Article III (Bed and Breakfast and Short-Term Residential Rental).

The definition of primary resident is also added, which is defined as a person who regularly resides at the location designated for legal purposes of obtaining a driver's license and filing tax returns or any other proof of occupancy approved by the Director.

The definition of short-term residential rental is amended to add “by the same individuals.” The proposed definition reads “means the residential occupancy of a dwelling unit for a fee for less than 30 consecutive days by the same individuals as allowed under Section 59-3.3.3. I of this Code.”

#### Authority of Executive to Regulate and License

Section 54-2 is amended to allow the Executive to adopt regulations, under method (3)<sup>1</sup>, concerning the operation, maintenance, conduct, application, licensing, and license fees for a hotel, short-term residential rental, or bed and breakfast.

These changes allow the Executive to adopt regulations related to applications for hotel, bed and breakfasts, with the new addition of short-term residential rentals.

#### Violation of Article; Penalties

The penalty for a civil violation under Section 54-4 is a class A violation. The maximum penalty for a civil violation is increased to \$1,000 for an initial or repeat offense (increased from \$500 for an initial offense, and \$750 for a repeat offense). Each day a violation continues is a separate offense.

#### Application for License

Section 44-53 adds several new additions, modifications or clarifications to the application for license of a bed and breakfast and short-term rental. They include:

1. The applicant must be the owner of the dwelling unit where the bed and breakfast or the short-term residential rental is located (as modified from the owner or owner-authorized agent of the facility).
2. The applicant will maintain a registry of all guests at the bed and breakfast or the short-term residential rental, readily available for inspection by the department.
3. The applicant has not been found guilty of a violation of this Chapter in 36 months (changed from 12 months).
4. The number of registered guests in the short-term residential rental who are 18 years or older is limited to two per bedroom, provided that the total number of registered guests in the short-term residential rental must not exceed six, regardless of age. Currently, the total number of **overnight** guests in the short-term residential rental who are 18 years or older is limited to six, and the total number of overnight guests 18 years of older is limited to two per bedroom.
5. The dwelling unit will not be used as a short-term residential rental for no more than 120 days in a calendar year when the property owner is not physically present.

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<sup>1</sup> Method 3 fee regulations are approved by the County Executive.

## License Approval and Renewal

The Director of DHCA must review the application, including supporting documents provided by the applicant, for conformance with the chapter and all other applicable laws and regulations. This a change, where the current law requires the Director to accept the self-certification of the applicant after verifying compliance. The Department may also inspect the property.

This section (54-45) also changes the timeline requirements for license or license renewal approval or denial from 15 days to no earlier than 30 and no later than 60 days.

If the license is approved, written notice on the issuance of the license and procedure to file an appeal with the Board of Appeals is required to the parties in section 54-43(n), which includes abutting and confronting neighbors in a single-unit or attached unit, neighborhoods living across the hall and those that share a ceiling, floor, walls, with the applicant's unit in a multi-unit building, the municipality in which the bed and breakfast or short-term residential rental is located, an applicable homeowner's association, condominium, or housing cooperative.

## Challenge to Applications

Within 30 days after the application is filed, a challenge may be filed with the Director by any party entitled to notice. Parties entitled to notice include abutting and confronting neighbors in a single-unit or attached unit, neighborhoods living across the hall and those that share a ceiling, floor, walls, with the applicant's unit in a multi-unit building, the municipality in which the bed and breakfast or short-term residential rental is located, an applicable homeowner's association, condominium, or housing cooperative.

## Suspension and Revocation

The Director may suspend or revoke any license issued if the Director finds that the licensee:

1. Has violated this Chapter or any other applicable law or regulation.
2. Has operated, or permitted to be operated, the bed and breakfast or short-term residential rental in a manner that is disruptive to the general peaceful enjoyment of the community, dangerous to the health and safety of the community, or is a nuisance because of noise or other activity.
3. Has been convicted of violating any of the provisions of the Criminal Law Article of the Maryland Code listed in in Section 54- 20 while operating the bed and breakfast or short-term residential rental.

This is a change from the current law, where the license may be suspended for any applicant receiving at least three verified complaints as a violation of the license in 12-months.

Prior to suspension or revocation, the Director may require the holder of the license to appear before the Director and show cause as to why the license should not be suspended or revoked.



## Appeals

Any person aggrieved by the issuance, renewal, denial, revocation or suspension of a bed and breakfast license or short-term rental license may appeal the Director's decision to the Board of Appeals within 30 days of the Director's decision.

### ZTA NO. 23-04 AS INTRODUCED

ZTA 23-04 makes changes to the use standards for Short-Term Residential Rental, under Section 3.3.3. Accessory Residential Use, subsection I. Short-Term Residential Rental. The first three changes, in subsections b. and c. on ZTA lines 17, 19 and 22 remove the phrase 'or owner-authorized resident'. The current standards in subsection b. allow an eligible dwelling unit to be the owner's, or owner-authorized resident's primary dwelling. With this change, an eligible dwelling unit may only be the owner's primary residence. Subsection c. provides differing standards for how many days a dwelling may be rented based on whether the owner or authorized resident is present or not. The ZTA removed the 'authorized resident' language in keeping with the change to the previous section.

The final change in the ZTA modifies subsection e. on line 29 to remove 'who are 18 years or older'. Currently, there is a limit of up to six overnight guests who are 18 years or older, but otherwise no total limit on the number of guests. The effect of the ZTA caps total guests, regardless of age, at six.

## SECTION 3: BILL & ZTA ANALYSIS AND RECOMMENDATIONS

### BILL 22-23 ANALYSIS AND RECOMMENDATIONS

The proposed changes in Bill 22-23 effectively do several things:

1. Assigns enforcement responsibility to the Department of Health and Human Services for Article II (hotels) and to the Department of Housing and Community Affairs for Article III (bed and breakfasts and short-term residential rentals).

During the Council discussion on the creation of the initial Short-Residential Rental ZTA ([ZTA 17-03](#)) and bill ([Bill 2-16](#)), one of the discussion items was about the appropriate enforcement agency<sup>2</sup>. At the time it was decided DHHS would do the enforcement because the agency is currently responsible for licensing and enforcement related to transient lodging and similar facilities. However, Planning staff has no issue with updating the enforcement agency to DHCA since it already handles enforcement for

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<sup>2</sup> [http://montgomerycountymd.granicus.com/MetaViewer.php?view\\_id=169&event\\_id=7407&meta\\_id=142911](http://montgomerycountymd.granicus.com/MetaViewer.php?view_id=169&event_id=7407&meta_id=142911)

long-term rental housing. It seems appropriate to have DHCA handle enforcement for short-term rentals and bed and breakfasts as well.

2. Increases the maximum penalty for a violation of Article III of Chapter 54.

The maximum penalty under the proposed bill is increased to \$1,000 for an initial or repeat offense, even though it is a Class A violation. Currently, a Class A violation for a civil violation maximum penalty is \$500 for an initial offense, and \$750 for a repeat offense. Planning staff does not understand why the maximum penalty would be higher than what is already in the code for a Class A violation ([Sec 1-19. Fines and penalties](#)) or higher than [the penalty for failing to obtain a rental license](#). Staff supports keeping the maximum penalty for the violation consistent with what is already in the code and what is already the penalty for failing to obtain a rental license, which \$500 for an initial civil violation maximum penalty, and \$750 for a repeat offense.

3. Amends the application process for a bed and breakfast or short-term residential rental license.

One of the biggest changes proposed in the bill is the removal of “owner-authorized agent of the facility” from those that can apply for a license. Planning staff does not support this change. As noted below in the ZTA analysis, this does not allow short-term rentals to be offered by renters who are authorized to do so by their landlord. Previously, there was a noticing requirement of the owner of the unit or the owner’s rental agent if the applicant is not the owner. Staff believes this noticing is sufficient and should be added back in to allow renters who have the approval of their landlord to have a short-term rental.

The new changes also clarify that the dwelling unit will not be used as a short-term residential rental for more than 120 days (about 4 months) in a calendar year when the property owner is not present. Planning staff supports this recommendation, as this requirement is consistent with what is already in the Zoning Code.

Also changed is that the number of registered guests in the short-term residential rental who are 18 years or older is limited to two per bedroom, provided that the total number of registered guests in the short-term residential rental must not exceed six, regardless of age. Currently, the total number of **overnight** guests in the short-term residential rental who are 18 years or older is limited to six, and the total number of overnight guests 18 years or older is limited to two per bedroom, with no limits on guests under 18 years of age.

Planning staff does not support the recommended changes, as it views the changes as potentially too restrictive to families traveling to the county. Staff would support amending this section of the bill to continue limiting adults to no more than six and cap the total rental size based on two guests of any age per bedroom. A second option would be to provide some type of exemption for parties larger than six from the same immediate family unit.

4. Clarifies the process for challenging an application for bed and breakfast or short-term residential rental license.

Planning staff supports the recommended changes, which would change the license approval process from self-certification to a review by the Director of DHCA and allow inspection.

5. Clarifies the process for suspending or revoking a bed and breakfast or short-term residential rental license.

Planning staff supports the recommended changes, which provide clear guidance on suspension and revocation of a license.

6. Clarifies the process for appealing the Director's decision on a bed and breakfast or short-term residential rental license to the Board of Appeals.

Planning staff supports the recommended change, which would allow for the appeal of DHCA's decision to the Board of Appeals within 30 days of the Director's decision.

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#### ZTA 23-04 ANALYSIS AND RECOMMENDATIONS

While the changes proposed in ZTA 23-04 are minor, Planning staff has some concerns. The first change discussed was the three instances where 'or owner-authorized resident' is being deleted from the code. This effectively cuts out 35% percent of the households in the county from being able to participate in Short Term Residential Rentals because they are renter rather than owner occupied dwellings. Planning staff also note that rental units in the county are disproportionately non-white, setting up a racial equity issue. While it is likely that most residential leases contain restrictions on further sub-letting, some may not, and may even have express permission from the property owner. As such, Planning staff does not support a blanket prohibition on removing owner-authorized residents, and instead recommends amendments in the accompanying Bill to better define how a renter must receive authorization from the landlord, in addition to setting up clear parameters for enforcement should that become necessary.

The other concern is the change in the number of allowed Short Term Residential Rental tenants. The current code limits rentals to two adults per bedroom with a maximum of six adults and places no limits on the number of children. Planning staff understands there may be issues related to crowding and nuisances when large numbers of adults share a property, but is concerned the proposed change to limit total guests to six may be too restrictive for single, larger family units traveling together. Staff would support amending this section to continue limiting adults to no more than six, and cap the total rental size based on two guests of any age per bedroom. A second option would be to provide some type of exemption for parties larger than six from the same immediate family unit.

## SECTION 4: LEGISLATED ANALYSIS

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## CLIMATE ASSESSMENT

Bill 3-22, passed by the County Council on July 12, 2022, requires the Planning Board to transmit a climate assessment for each zoning text amendment, master plan, and master plan amendment, effective March 1, 2023. Each climate assessment must include the potential positive or negative effects a ZTA may have on climate change (including greenhouse gas emissions) and upon community resilience and adaptive capacity. The climate impact assessment for ZTA 23-04 is attached in Attachment B. The Climate Assessment anticipates no changes to greenhouse gas emissions, carbon sequestration, community resilience or adaptive capacity as a result of the ZTA.

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## RACIAL EQUITY AND SOCIAL JUSTICE (RESJ)

Planning staff has included the RESJ statement from the Office of Legislative Oversight (OLO) as Attachment C to this report. OLO could not discern the net impact of ZTA 23-04 on RESJ in the county because data on the demographics of both existing rental providers and existing renters are unavailable.

## SECTION 5: CONCLUSION

Planning staff recommends that the Planning Board support Bill 22-23 and ZTA 23-04 with recommended modifications. These modifications include:

1. Keep the maximum penalty for a violation consistent with County Code for a Class A violation (\$500 for an initial civil violation maximum penalty, and \$750 for a repeat offense).
2. Revert the language back to allow for owner-authorized agents of the facility, to allow authorized renters to have a short-term rental.
3. Continue limiting adult guests to no more than six and cap the total rental size based on two guests of any age per bedroom. An alternative is to provide an exemption for parties larger than six from the same immediate family unit.

# Racial Equity and Social Justice (RESJ) Zoning Text Amendment Statement

Office of Legislative Oversight

## ZTA 23-04: RESIDENTIAL USES – SHORT-TERM RESIDENTIAL RENTAL

### SUMMARY

The Office of Legislative Oversight cannot discern the net impact of Zoning Text Amendment 23-04: Residential Uses – Short-Term Residential Rental on racial equity and social justice (RESJ) in the County.

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### PURPOSE OF RESJ STATEMENTS

The purpose of RESJ impact statements for zoning text amendments (ZTAs) is to evaluate the anticipated impact of ZTAs on racial equity and social justice in the County. Racial equity and social justice refer to a **process** that focuses on centering the needs, power, and leadership of communities of color and low-income communities with a **goal** of eliminating racial and social inequities.<sup>1</sup> Achieving racial equity and social justice usually requires seeing, thinking, and working differently to address the racial and social harms that have caused racial and social inequities.<sup>2</sup>

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### PURPOSE OF ZTA 23-04

The purpose of ZTA 23-04, Residential Uses - Short-Term Residential Rental, is to restrict who can offer short-term residential rentals in the County and the number of guests that can utilize such rentals. If adopted, ZTA 23-04 would enact three changes to the Zoning Ordinance:<sup>3</sup>

- Allow only the property owners of a primary residence to offer their dwelling unit as a short-term rental, removing “or owner-authorized resident” as an option.
- Limit use of dwelling units as a short-term residential rental for a maximum of 120 days only if the property owner is not present in the residence, removing the inclusion of owner-authorized resident as an option.
- Limit the number of overnight guests to six persons of any age.

ZTA 23-04 was introduced on April 18, 2023. Bill 22-23, Transient Lodging Facilities – Short-Term Residential Rental, seeking to reassign enforcement of short-term rentals from the Department of Health and Human Services (DHHS) to the Department of Housing and Community Affairs (DHCA) and to increase penalties for not complying with the County’s short-term rental regulations was also introduced on April 18, 2023.

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### ANTICIPATED RESJ IMPACTS

OLO cannot determine the RESJ impact of ZTA 23-04 because demographic data regarding the providers and the users of short-term residential rentals in the County are not available.

# RESJ Impact Statement

## Zoning Text Amendment 23-04

### CAVEATS

Two caveats to this RESJ impact statement should be noted. First, predicting the impact of zoning text amendments on racial equity and social justice is a challenging, analytical endeavor due to data limitations, uncertainty, and other factors. Second, this RESJ impact statement on the proposed zoning text amendment is intended to inform the Council's decision-making process rather than determine it. Thus, any conclusion made in this statement does not represent OLO's endorsement of, or objection to, the ZTA under consideration.

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### CONTRIBUTIONS

OLO staffer Elsabett Tesfaye, Performance Management and Data Analyst drafted this RESJ impact statement.

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<sup>1</sup> Definition of racial equity and social justice adopted from "Applying a Racial Equity Lens into Federal Nutrition Programs" by Marlysa Gamblin, et.al. Bread for the World, and from Racial Equity Tools <https://www.racialequitytools.org/glossary>

<sup>2</sup> Ibid

<sup>3</sup> Ndou, Livhu. Memorandum to Montgomery County Council, Bill 22-23, Transient Lodging Facilities – Short-Term Residential Rental Zoning Text Amendment 23-04, Residential Uses – Short-Term Residential Rental, April 18, 2023 [https://www.montgomerycountymd.gov/council/Resources/Files/agenda/col/2023/20230418/20230418\\_3-4A.pdf](https://www.montgomerycountymd.gov/council/Resources/Files/agenda/col/2023/20230418/20230418_3-4A.pdf)

# Montgomery Planning

## CLIMATE ASSESSMENT FOR ZTA 23-04, RESIDENTIAL USES – SHORT-TERM RESIDENTIAL RENTAL

### PURPOSE OF CLIMATE ASSESSMENTS

The purpose of the climate assessments is to evaluate the anticipated impact of master plans and zoning text amendments (ZTAs) on the County’s contribution to addressing climate change. These assessments will provide the County Council with a better understanding of the potential climate impacts and implications of proposed master plans and ZTAs at the county level. The scope of the climate assessments is limited to the County’s contribution to addressing climate change, specifically upon the County’s contribution to greenhouse gas (GHG) emissions, and how actions proposed by master plans and ZTAs could improve the County’s adaptive capacity to climate change and increase community resilience.

While co-benefits such as health and cost savings may be discussed, the focus is on how proposed master plans and ZTAs may impact GHG emissions and community resilience.

### SUMMARY

The regulatory framework for short-term residential rentals was established in a bill and ZTA that were adopted by the County Council in 2017. The County Executive, with recommendations from the Department of Health and Human Services (DHHS) and the Department of Housing and Community Affairs (DHCA), proposes substantial revisions that will address difficulties in enforcement since the passage of the 2017 bill and ZTA. ZTA 23-04 will amend the provisions for short-term residential rentals by requiring the dwelling unit to be the property owner’s primary residence, limiting the number of overnight guests regardless of age, and removing language for owner-authorized agents. None of these changes alter the use in ways that would have significant climate-related impacts.

### BACKGROUND AND PURPOSE OF ZTA 23-04

ZTA 23-04 was introduced with companion Bill 22-23 at the request of the County Executive to refine and generally strengthen regulation around short-term residential rental properties. There have been occasional short-term residential rentals that got out of hand and become potential threats to public

safety. The changes in the ZTA are intended to further limit both who can host a rental, and who can stay at a rental.

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## VARIABLES THAT COULD AFFECT THE ASSESSMENT

### CLIMATE-RELATED VARIABLES

#### **Greenhouse Gas-related Variables:**

None.

#### **Adaptive Capacity-Related Variables:**

None.

### OTHER VARIABLES

None.

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## ANTICIPATED IMPACTS

### GREENHOUSE GAS EMISSIONS, CARBON SEQUESTRATION, AND DRAWDOWN

ZTA 23-04 will amend the provisions for Short-Term residential Rentals by requiring the dwelling unit to be the property owner's primary residence, limiting the number of overnight guests regardless of age, and removing language for owner-authorized agents. Montgomery Planning anticipates none of these changes to alter the use in ways that would have significant greenhouse gas emission or carbon sequestration/drawdown-related impacts.

### COMMUNITY RESILIENCE AND ADAPTIVE CAPACITY

Montgomery Planning anticipates that ZTA 23-04 will result in insignificant to no impact on community resilience and adaptive capacity.

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## RELATIONSHIP TO GHG REDUCTION AND SEQUESTRATION ACTIONS CONTAINED IN THE MONTGOMERY COUNTY CLIMATE ACTION PLAN (CAP)

ZTA 23-04 does not involve any GHG or sequestration activities that relate to the GHG reduction and sequestration actions from the County's Climate Action Plan.



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## RECOMMENDED AMENDMENTS

Planning staff does not have any recommended climate-related amendments to ZTA 23-04 because it will result in insignificant to no impact on the County's goals regarding greenhouse gas emissions and sequestration and on community resilience and adaptive capacity.

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## SOURCES OF INFORMATION, ASSUMPTIONS, AND METHODOLOGIES USED

The climate assessment for ZTA 23-04 was prepared using the methodology (tables 1, 2, and 8, in particular) for ZTAs contained within the [\*Climate Assessment Recommendations for Master Plans and Zoning Text Amendments in Montgomery County, December 1, 2022\*](#).