



Legal Obligations of Renter

- The maximum number of persons permitted on an STR **at any time** is limited to the lesser of twelve (12) persons or two (2) persons per bedroom in the dwelling that is rented.
- There is a minimum three-night (3) stay but cannot exceed fourteen (14) weeks.
- The STR **cannot** be used for weddings, banquets, corporate retreats, fundraisers or other similar activities.

Renter Tips

- Make sure the property is licensed by Talbot County to operate as an STR.
- Advertising of the property must include the STR license number.
- Review the House Rules, which the property owner is required to post.
- All licenses require the property owner or resident agent to have a home or office within thirty (30) miles of the STR to be available 24/7 to respond when contacted during periods of rental.
- If unable to reach owner or agent should any problems arise with your rental, you may call the Department of Planning & Zoning at 410-770-8030. Alternatively, you can contact the County's 24/7 complaint line at 410-819-2284.
- If there is an immediate threat to your health, safety, or welfare, please call 911.



Short-term Rental House Rules

How to be a good neighbor/renter and the proper use of private roads

Talbot County Planning and Zoning

www.talbotcountymd.gov



Talbot County Planning and Zoning
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The use of private roads

- If a speed limit is posted follow as directed.
- Through an engineer's perspective speeds should not exceed ten (10) Miles Per Hour on a gravel road because of small ridge formation and road wear.
- Because of unfamiliarity of a private road, speeds should never exceed more than fifteen (15) Miles Per Hour due to safety concerns.
- Only go off of the private road in the event of an emergency.
- Be Patient! If the road is one way wait for the other vehicle to pass. Don't try and squeeze past.

Being a Good Neighbor

- Be courteous of the people around you and keep noise to an acceptable level.
- Avoid unnecessary noise from 9pm – 9am.

"We must be courteous to a man as we are to a picture, which we are willing to give the advantage of a good light."-Ralph Emerson

- Not all people are pet lovers so please show responsibility for them by keeping them leashed or contained and cleaning up after them.
- Introduce yourself to the neighbors surrounding you.
- Give your neighbors your contact information.
- Make an effort to remember the neighbors name.
- Keep a clean yard.
- If a mess is made in the yard clean it up immediately.



- Help out a neighbor if they are in need.
- Know where the property lines are. Avoid going on neighbor's property.
- Go out of your way to be friendly.
- Address any issues or concerns in person and not on social media.
- Pick up any trash you see around the neighborhood.
- Park in your designated space.

