

Amendment 1 to Bill 1446

Proposed by: Planning Commission
Introduced by: Mr. Callahan, Mr. Leshner, Mr. Pack, Ms. Price
Date: July 14, 2020

KEY

Boldface.....Heading or defined term
Underlining.....Bill adds to existing law
~~Strikethrough~~.....Bill deletes from existing law
Double Underlining.....Added by Planning Commission recommendation on
July 9, 2020
~~Double Strikethrough~~.....Deleted by Planning Commission recommendation on
July 9, 2020
* * * Existing law unaffected

Proposed Amendments: The amendments proposed to the text of Bill 1446 are as follows:

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§ 190-33.20. Short-Term Rental

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C. Operating Guidelines

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9. The short-term rental property shall comply with the following standards, which shall be referred to as the "Minimum Safety Standards". The short-term rental shall:

- a. Be equipped with fire extinguishers in the kitchen or any other area in which flammable or combustible materials are kept or stored;
- b. Be equipped with interconnected smoke alarms in each bedroom, and within the immediate vicinity of the outside of each sleeping area in the immediate vicinity of the bedrooms and on each additional story of the dwelling, including basements and habitable attics;
- c. Have interconnected carbon monoxide ~~monitors~~alarms installed when fuel-fired appliances are present or the unit has an attached garage. Alarms shall be installed outside of each separate sleeping area in the immediate vicinity of the bedrooms. Where a fuel – burning appliance is located within a bedroom or its attached bathroom, a carbon monoxide alarm shall be installed within the bedroom. Combination carbon monoxide alarm and smoke alarms shall be permitted to be used in lieu of carbon monoxide alarms;

- d. Have rescue openings present in every bedroom. All rescue openings must have a minimum clear opening of five square feet, with a minimum width of 20 inches and a minimum height of 24 inches;
- e. Have a primary emergency escape/egress. For such primary emergency escape/egress exit, the stairwell shall be a minimum of 30 inches wide at all location to include handrail height and a minimum height of six feet from the stairway tread to the ceiling;
- f. Provide adequate automatic back-up illumination of any stairwells with a ceiling height between six feet and six feet-eight inches from stairway tread to ceiling in the event of an emergency or power failure; and
- g. Have a secondary emergency escape/egress exit meeting the above standards on each upper floor. However, if no such secondary emergency escape/egress exit meets the above standards, a secondary emergency escape/egress shall be provided at the furthestmost point from the primary escape exit and may consist of an emergency roll-up ladder for use to exit a rescue opening window.

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§ 190-63. Short-Term Rental Licenses and Review Board

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63.2.G. Hearings and decisions

1. The Short-Term Rental Review Board shall hold a public hearing on all new license applications. The record title holder(s) of the property where the short-term rental activity will occur shall be present at the public hearing for a new license.

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63.2.G.2.a.iii. (new license)

- iii. Owner of all other properties with a property line within 1,000 feet, including in line of sight within 1,000 feet across waterways of the short-term rental dwelling. ~~However, if the property is in the VII, VM, VR, RR and TR zoning districts, notice shall only be provided to owners of all other properties with a property line within 500 feet, including in line of sight within 500 feet across waterways of the short term rental dwelling.~~

63.3.A.4.a.iii. (renewal license)

- iii. Owner of all other properties with a property line within 1,000 feet, including in line of sight within 1,000 feet across waterways of the short-term rental dwelling. ~~However, if the property is in the VII, VM, VR, RR and TR zoning districts, notice shall only be provided to owners of all other properties with a property line within 500 feet, including in line of sight within 500 feet across waterways of the short term rental dwelling.~~

Purpose: The addition or deletion of text as shown above is intended to clarify and provide consistency.

Amendments are not substantive: These amendments are not substantive under the standard set forth in *Ajamian v. Montgomery County*, 99 Md. App. 665, 684-685 (1994).