COUNTY COUNCIL

OF

TALBOT COUNTY, MARYLAND

2026 Legislative Session, Legislative Day No.: September 8, 2026

Bill No.: 1653

Expiration Date: November 12, 2026

Introduced by: Mr. Callahan, Ms. Haythe, Mr. Lesher, Ms. Mielke, Mr. Stepp

A BILL TO AMEND CHAPTER 190 (ZONING, SUBDIVISION, AND LAND DEVELOPMENT) OF THE TALBOT COUNTY CODE FOR THE PURPOSE OF PROVIDING THAT NOTICE OF PUBLIC HEARINGS ON NEW AND RENEWAL SHORT-TERM RENTAL LICENSES SHALL BE PROVIDED TO OWNERS OF ALL 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, OR THE 50 PROPERTIES NEAREST TO THE SHORT-TERM RENTAL DWELLING, WHICHEVER IS LESS

By the Council: September 8, 2026

Introduced, read first time, ordered posted, and public hearing scheduled on Tuesday, October 13, 2026, at 5:30 p.m. in the Bradley Meeting Room, South Wing, Talbot County Courthouse, 11 North Washington Street, Easton, Maryland 21601.

By Order: Susan W. Moran

Susan W. Moran, Secretary

A BILL TO AMEND CHAPTER 190 (ZONING, SUBDIVISION, AND LAND DEVELOPMENT) OF THE TALBOT COUNTY CODE FOR THE PURPOSE OF PROVIDING THAT NOTICE OF PUBLIC HEARINGS ON NEW AND RENEWAL SHORT-TERM RENTAL LICENSES SHALL BE PROVIDED TO OWNERS OF ALL 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, OR THE 50 PROPERTIES NEAREST TO THE SHORT-TERM RENTAL DWELLING, WHICHEVER IS LESS

SECTION ONE: BE IT ENACTED BY THE COUNTY COUNCIL OF TALBOT COUNTY, MARYLAND that Chapter 190 (Zoning, Subdivision, and Land Development) of the Talbot County Code shall be and is hereby amended as follows:

KEY
Boldface.....Heading or defined term
Underlining.....Added to law by Bill
* * * .....Existing law unaffected

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§ 190-63. Short-term rental licenses and Review Board.

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63.2 New license application process.

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G. Hearing and decision.

1. The Short-Term Rental Review Board shall hold a public hearing on all new license applications.

2. Notice of Public Hearing. The applicant must provide notice of the hearing as provided herein.

   a. The applicant shall provide proof of notice that the public hearing has been provided to the following:

      i. Owners of properties contiguous to the short-term rental property;

ii. Owners of properties across a roadway, easement or right-of-way from the short-term rental property;

iii. Owners 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, or the 50 properties nearest to the short-term rental dwelling, whichever is less;

iv. If applicable, a homeowner's association, property owner's association or covenant administrator for the development where the short-term rental property is located; and

v. If the short-term rental property has a right of access over a private road, all other owners of properties who also have a right of access to such road.

b. Notification shall be by priority mail with delivery confirmation or other shipping carrier with adult signature required, to the address provided on the annual Talbot County tax bill or any other written means, such as e-mail or regular mail, provided receipt is confirmed in writing.

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63.3 Renewal.

A. Applications. A license renewal application must be submitted by the record title holder(s) of the property to the Talbot County Department of Planning and Zoning on a form prepared and approved by the Planning Director at least 60 days prior to expiration. The application shall include without limitation the following:

1. Proof of compliance with the Talbot County accommodation tax;

2. The number of days that the dwelling was rented during the effective short-term rental license period documented by appropriate receipts or reservation forms, if requested by the Planning Director;

3. The renewal application shall include, and the applicant shall provide, without limitation, any document required under § 190-63.2.B above that has been revised or amended, to include; house rules, plan to scale, etc. In the event of any modification of the interior of the property that requires the issuance of a building permit or any modifications to the initially issued permit, a new inspection to ensure compliance with § 190-33.20.C.9 shall be required as detailed in § 190-63.2C;

4. The applicant must provide notice of the short-term rental renewal application as provided herein.

a. The applicant shall provide proof that the notice of application has been provided to the following:

   i. Owners of properties contiguous to the short-term rental property;

   ii. Owners of properties across a roadway, easement or right-of-way from the short-term rental property;

   iii. Owners 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, or the 50 properties nearest to the short-term rental dwelling, whichever is less;

   iv. If applicable, a homeowner's association, property owner's association or covenant administrator for the development where the short-term rental property is located; and

   v. If the short-term rental property has a right of access over a private road, all other owners of properties who also have a right of access to such road.

b. Notification shall be by priority mail with delivery confirmation or by other shipping carrier with adult signature required, to the address provided on the annual Talbot County tax bill or by any other written means, such as e-mail or regular mail, provided receipt is confirmed in writing.

c. The notice shall include, at a minimum, information as listed in the sample short-term rental notification letter in the application package. This information shall include: the applicant's name, contact information, including mailing address, e-mail address, and telephone number; 24-hour contact information in the event of any problem at the short-term rental property; contact information for the Code Compliance Officer or other designated County official; statement that a short-term rental application has been filed with the Talbot County Department of Planning and Zoning and that such application is available for public inspection.

d. The notice required by this section shall be sent out within 21 days of the submittal of the renewal application.

e. The applicant shall file a certificate of service with the Talbot County Department of Planning and Zoning promptly after sending out the required notice on a form prepared and approved by the Planning Director. The certificate shall be signed by the applicant; certify that the required notices were sent out in accordance with this section; and, include a list of all recipients and a copy of the notice that was sent out.

5. If applicable, the Code Compliance Officer shall provide information on the application, including any written or verified complaints and zoning enforcement investigations applicable to the subject short-term rental property.

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SECTION TWO: AND BE IT FURTHER ENACTED, that if any provision of this Bill or the application thereof to any person or circumstance is held invalid for any reason in a court of competent jurisdiction, the invalidity does not affect other provisions or any other application of this Bill which can be given effect without the invalid provision or application, and for this purpose the provisions of this Bill are declared severable.

SECTION THREE: AND BE IT FURTHER ENACTED, that the Publishers of the Talbot County Code and the Talbot County Office of Law, in consultation with and subject to the approval of the County Manager, may make non-substantive corrections to codification, style, capitalization, punctuation, grammar, spelling, and any internal or external reference or citation included in this Bill, as finally adopted, that are incorrect or obsolete, with no further action required by the County Council. All such corrections shall be adequately referenced and described in an editor's note following the section affected.

SECTION FOUR: AND BE IT FURTHER ENACTED, that this Bill shall take effect sixty (60) days from the date of its passage.

PUBLIC HEARING

Having been posted and Notice of time, date, and place of hearing, and Title of Bill No. 1653 having been published, a public hearing was held on Tuesday, October 27 2026, at 5:30 p.m. in the Bradley Meeting Room, South Wing, Talbot County Courthouse, 11 North Washington Street, Easton, Maryland 21601.

BY THE COUNCIL

Read the third time.

ENACTED: **October 27, 2026**

By Order Susan W. Moran
Susan W. Moran, Secretary

Callahan	-	Aye
Stepp	-	Aye
Lesher	-	Aye
Mielke	-	Nay
Haythe	-	Aye

EFFECTIVE DATE: **December 26, 2026**