

BILL No. 1446 SUMMARY: Bill No. 1446, effective October 10, 2020, amended the STR regulations contained in Chapter 190-33.20 and 190-63 of the *Talbot County Code*. The Bill:

- Provides Code Enforcement Division discrepancy on when and for how long to apply a penalty that prohibits a property owner from applying for a license when found advertising or operating an STR without such license
- Clarifies that the maximum number of persons to be permitted on-site during periods of STR use are based on the number of bedrooms in the dwelling that is rented (either the primary or accessory home)
- Establishes County-specific minimum building safety standards that STR homes must meet related to fire extinguishers, smoke alarms, carbon monoxide monitors, rescue openings, primary and secondary emergency escape/egress, and back-up illumination for stairways with low ceiling heights
- Allows third-party building safety inspections conducted by an International Code Council certified inspector to be completed up to forty-five days prior to the filing of an application
- Defines in detail the Talbot County Health Department's role in STR license application review related to water sample testing and the property's water supply well and on-site sewage disposal system
- Defines a resident agent and clarifies their role and responsibility when responding to complaints
- Requires an STR-license property owner to notify the County no later than fifteen days after a change in resident agent status
- Eliminates the requirement that new applications are only accepted during the months of January, February, July and August
- Clarifies that, for renewal application, any modification of the interior of the property that requires either the issuance of a building permit or modifications to the initially issued license will require a new safety inspection

In addition, Bill No. 1446 changes neighboring property owner notification requirements for STR new and renewal license applications. The Bill:

- Eliminates one of two current notification requirements; the requirement that an STR license applicant provide neighboring property owner notification within twenty-one (21) days from the date of application
- Changes the type of mailing from certified mail to priority mail with delivery confirmation
- Specifies that neighboring property owner notification mailings must be sent out at least twenty-one (21) days before a scheduled public hearing for a new license application
- Requires an STR license applicant whose property has right of access on a private road to provide neighboring property owner notification to all owners of property who have right of access on such road (as opposed to the current requirement of 1,000 feet)