



Short-Term Rentals in Montgomery County

Effective July 1, 2018



Notification, Registration, Enforcement, and Support

There are a few hoops to jump through to ensure your Short-Term Rental (STR) complies with County Code. Here is some helpful information we've gathered from the county regulations:

Pre-Registration:

Before registering, an owner must first notify their direct neighbors and, if applicable, their HOA, CA, Housing Coop and/or municipality.

Post-Licensing:

The rental license number must be included on any website where property is advertised.

A license can be challenged during the 30 days following an application filing by any resident or property owner within 300 feet and/or any HOA/CA/Housing Coop in which the applying property is located.

Going Forward:

A record of all overnight visitors must be maintained.

Licensees will be notified 60 days prior to the expiration of their license.

NOTE: Licenses for STRs must be renewed annually.

Short-Term Rental Guidelines

Here are a few rules that universally apply:



- Residence must be the owner/operator's primary residence, a renter cannot stay for longer than 30 consecutive days, and owner-off-site rentals are capped at 120 total days annually. If the owner is on-site, an STR can be available 365 days a year.
- Overnight adult guests are limited at 6. Adult guests per bedroom is limited to 2.
- Unless a listing indicates parking is prohibited, one off-street parking space per rental must be provided.

Registration Process

- Applications can be submitted online at STRpermits.com/montgomerycountymd.gov.
- Applicants must certify that no code violations have been assessed in the past year, contact information for a designated representative are posted, neighbors have been notified of pending STR, and certification that the rental is allowed by the HOA, or condominium restrictions.
- License applications must be approved or denied within 15 working days after it is submitted & fees are paid.
- A letter will be sent when the license has been issued, including a unique license identification number.

Enforcement



STRs are licensed by the Department of Health and Human Services. As such, all issues of enforcement and compliance are the responsibility of the Department.



License suspension occurs after 3 complaints (per year) are verified as violations. Suspension carries a 3 year ban from STR licenses. Any suspension can be appealed to the Board of Appeals.



For more information regarding STRs and their licenses/enforcement, DHHS's Licensure & Regulatory Service staff can be reached at 240-777-3986.