



LEGISLATIVE SUMMARY

To: All Councilmembers of the Anne Arundel County Council

From: Linda M. Schuett, Legislative Counsel

Date: June 1, 2020

Subject: Bill No. 45-20

Existing law relating to short-term residential rentals requires (1) a host to provide a telephone number to verify the existence of the host's approved registration, and (2) the hosting platform to call that number to verify the registration. Bill No. 45-20 rescinds these requirements. It instead requires the hosting platform to provide a field into which a host enters the registration number. In addition, it prohibits the hosting platform from facilitating reservations for a host who has failed to enter the number.

Existing law requires a hosting platform to remove advertisements, listings, or posts within three days after they learn from the Department of Inspections & Permits or any other source that the host's registration has been suspended or revoked. Bill No. 45-20 rescinds this requirement. It instead provides that the hosting platform must remove advertisements, listings, or posts as promptly as possible after they learn from the Department or the host that the registration has been suspended or revoked.

At least one hosting program was about to stop doing business in Anne Arundel County because they were unable to comply with the County's existing law. The changes in Bill No. 45-20 allow the platform to continue doing business here. However, adding a field to their platform is not a simple or quick fix. Engineers, who are currently working from home, may need six months or more to accomplish this. As a result, Section 2 of the Bill provides that the County may not enforce the provisions of the Bill against a hosting platform for six months and the County may grant extensions of the six-month period if the hosting platform needs additional time to construct the field.

Note: This Legislative Summary provides a synopsis of the bill as introduced. It does not address subsequent amendments to the bill.