

COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND
Legislative Session 2025, Legislative Day No. 20

Bill No. 92-25

Mr. Mike Ertel, Councilman

By the County Council, December 1, 2025

A BILL
ENTITLED

AN ACT concerning

University Housing District – Rental Housing License Density Limits

FOR the purpose of defining certain terms; establishing the University Housing District; prohibiting the issuance of new rental housing licenses in certain areas under certain circumstances; providing criteria and requirements for evaluating and issuing new rental housing licenses in certain areas; requiring the County to maintain a public map and database of certain information related to rental housing licenses in a certain area; permitting the County to issue regulations; and generally relating to rental housing licenses.

BY adding

Sections 35-6-301 through 35-6-305
Article 35 – Buildings and Housing
Title 6 – Rental Housing Licenses
Subtitle 3 – Rental Housing Licenses in the University Housing District
Baltimore County Code, 2015

EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.
[Brackets] indicate matter stricken from existing law.
~~Strike out~~ indicates matter stricken from bill.
Underlining indicates amendments to bill.

1 SECTION 1. BE IT ENACTED BY THE COUNTY COUNCIL OF BALTIMORE
2 COUNTY, MARYLAND, that the Laws of Baltimore County read as follows:

3
4 ARTICLE 35 – BUILDINGS AND HOUSING

5 Title 6 – Rental Housing Licenses

6 Subtitle 3 – Rental Housing Licenses in the University Housing District
7

8 § 35-6-301. DEFINITIONS.

9 (A) IN THIS SUBTITLE THE FOLLOWING WORDS HAVE THE MEANINGS
10 INDICATED.

11 (B) “APPLICANT” HAS THE SAME MEANING AS SET FORTH IN § 35-6-101 OF
12 THE CODE.

13 (C) “BLOCK” MEANS A GROUP OF PROPERTIES ON A SEGMENT OF A
14 CONTINUOUS PUBLIC ROAD THAT IS EITHER:

15 (1) BOUNDED BY INTERSECTING PUBLIC ROADS; OR

16 (2) IS A NO-OUTLET ROAD.

17 (D) “DIRECTOR” MEANS THE DIRECTOR OF THE DEPARTMENT OF PERMITS,
18 APPROVALS, AND INSPECTIONS.

19 (E) “NEIGHBORHOOD” MEANS A CONTIGUOUS SET OF BLOCKS THAT ARE
20 GROUPED TOGETHER IN ACCORDANCE WITH THIS SUBTITLE.

21 (F) (1) “RESIDENTIAL PROPERTY” MEANS A BUILDING THAT IS USED AS
22 A DWELLING.

23 (2) “RESIDENTIAL PROPERTY” DOES NOT INCLUDE:

- (I) APARTMENT COMPLEXES;
- (II) ROOMING AND BOARDING HOUSES;
- (III) TEMPORARY OR SUPPORTIVE HOUSING;
- (IV) REHABILITATION FACILITIES;
- (V) NURSING HOMES; OR
- (VI) CONDOMINIUMS.

(G) “UNIVERSITY HOUSING DISTRICT” MEANS ANY BLOCK OR NEIGHBORHOOD OF WHICH ANY PORTION IS LOCATED WITHIN ONE MILE OF ANY SECTION OF THE TOWSON UNIVERSITY MAIN CAMPUS.

§ 35-6-302. NEW LICENSE PROHIBITION.

(A) EXCEPT UNDER SUBSECTION (B) OF THIS SECTION, THE DIRECTOR MAY NOT ISSUE A NEW RENTAL HOUSING LICENSE UNDER SUBTITLE 1 OF ARTICLE 35, TITLE 6 OF THE CODE FOR A RESIDENTIAL PROPERTY:

- (1) LOCATED IN THE UNIVERSITY HOUSING DISTRICT; AND
- (2) AT THE TIME THAT ISSUANCE WOULD HAVE OCCURRED:

(I) IS LOCATED ON A BLOCK WHERE AN ACTIVE RENTAL HOUSING LICENSE HAS BEEN ISSUED FOR 30% OR MORE OF THE RESIDENTIAL PROPERTIES; OR

(II) IS LOCATED IN A NEIGHBORHOOD WHERE AN ACTIVE RENTAL HOUSING LICENSE HAS BEEN ISSUED FOR 30% OR MORE OF THE RESIDENTIAL PROPERTIES.

1 (B) FOR A RESIDENTIAL PROPERTY THAT MAY NOT BE ISSUED A NEW
2 RENTAL HOUSING LICENSE UNDER SUBSECTION (A) OF THIS SECTION, THE
3 DIRECTOR MAY ISSUE A NEW RENTAL HOUSING LICENSE IF:

4 (1) THE SUBJECT PROPERTY WAS PREVIOUSLY OCCUPIED BY THE
5 CURRENT PROPERTY OWNER;

6 (2) THE PROPERTY HAS BEEN LISTED FOR SALE FOR AT LEAST 6 OF
7 THE LAST 12 MONTHS;

8 (3) THE CURRENT PROPERTY OWNER DEMONSTRATES THAT THEY
9 HAVE EXPERIENCED FINANCIAL HARDSHIP REGARDING THE PROPERTY IN THE
10 LAST 12 MONTHS;

11 (4) THE TERM OF THE NEW RENTAL HOUSING LICENSE IS NO MORE
12 THAN ONE YEAR WITH NO RENEWALS;

13 (5) THE CURRENT PROPERTY OWNER AGREES TO INFORM ANY
14 TENANT IN WRITING OF THE CONDITIONS OF THE RENTAL HOUSING LICENSE;
15 AND

16 (6) OTHER CONDITIONS THE DIRECTOR DEEMS NECESSARY.

17 (C) THE DIRECTOR SHALL ESTABLISH A PROCEDURE FOR EVALUATING
18 APPLICATIONS FOR NEW RENTAL HOUSING LICENSES IN THE UNIVERSITY
19 HOUSING DISTRICT THAT:

20 (1) GIVES ADEQUATE NOTICE TO APPLICANTS OF THE
21 REQUIREMENTS AND PROHIBITIONS OF THIS SUBTITLE; AND

22 (2) PERMITS APPLICANTS WHO MAY NOT BE ISSUED A LICENSE
23 UNDER SUBSECTION (A) OF THIS SECTION TO EITHER:

1 (I) PLACE THEIR APPLICATION IN A QUEUE; OR

2 (II) BE NOTIFIED UPON A CHANGE THAT MAY PERMIT A

3 LICENSE TO BE ISSUED FOR THEIR RESIDENTIAL PROPERTY.

4
5 § 35-6-303. NEW LICENSE EVALUATION.

6 (A) UPON THE REDUCTION IN THE NUMBER OF ACTIVE RENTAL HOUSING
7 LICENSES FOR A BLOCK OR NEIGHBORHOOD IN THE UNIVERSITY HOUSING
8 DISTRICT BELOW THE THRESHOLDS SET FORTH IN § 35-6-302 OF THIS SUBTITLE,
9 THE DIRECTOR SHALL GIVE FIRST CONSIDERATION TO APPLICATIONS RECEIVED
10 PRIOR TO THE REDUCTION.

11 (B) WHEN EVALUATING MULTIPLE EQUALLY QUALIFIED APPLICANTS FOR
12 A NEW RENTAL HOUSING LICENSE UNDER SUBSECTION (A) OF THIS SECTION,
13 THE DIRECTOR SHALL PRIORITIZE APPLICATIONS THAT ARE REASONABLY
14 LIKELY TO REDUCE THE OVERALL NUMBER OF CODE ENFORCEMENT
15 COMPLAINTS OR PARKING VIOLATIONS GENERATED BY THE BLOCK OR
16 NEIGHBORHOOD WHERE THE RESIDENTIAL PROPERTY IS LOCATED.

17 (C) WHEN CONSIDERING APPLICATIONS FOR A NEW RENTAL HOUSING
18 LICENSE UNDER THIS SECTION, THE DIRECTOR SHALL EVALUATE APPLICATIONS
19 BASED UPON THE FOLLOWING:

20 (1) WHEN THE APPLICATION WAS RECEIVED;

21 (2) THE PROXIMITY OF THE SUBJECT PROPERTY TO OTHER
22 RESIDENTIAL PROPERTIES ON THE SAME BLOCK OR IN THE SAME
23 NEIGHBORHOOD WITH AN ACTIVE RENTAL HOUSING LICENSE; AND

1 (3) WHETHER THE APPLICANT HAS MAINTAINED A RENTAL
2 HOUSING LICENSE FOR ANOTHER RESIDENTIAL PROPERTY IN THE UNIVERSITY
3 HOUSING DISTRICT, AND IF SO:

4 (I) THE NUMBER AND LOCATION OF THE OTHER RENTAL
5 PROPERTIES RELATIVE TO THE SUBJECT PROPERTY;

6 (II) WHETHER THE OTHER RENTAL PROPERTIES HAVE
7 GENERATED AN ABOVE AVERAGE AMOUNT OF CODE ENFORCEMENT ACTIVITY
8 OR PARKING VIOLATIONS; AND

9 (III) WHETHER THE APPLICANT HAS BEEN SUBJECT TO A
10 RENTAL HOUSING LICENSE SUSPENSION OR REVOCATION.

11 (D) THE DIRECTOR IS NOT REQUIRED TO ARTICULATE THE REASONS AN
12 APPLICANT DID NOT RECEIVE A NEW RENTAL HOUSING LICENSE UNDER THIS
13 SECTION.

14 (E) THE DIRECTOR'S DECISION UNDER THIS SECTION IS FINAL.

15 (F) THE REQUIREMENTS OF THIS SUBTITLE ARE IN ADDITION TO THE
16 PROCEDURES AND REQUIREMENTS SET FORTH IN ARTICLE 35, TITLE 6 OF THE
17 CODE.

18
19 § 35-6-304. PUBLIC MAP AND DATABASE.

20 (A) IN ACCORDANCE WITH THIS SECTION, THE DEPARTMENTS OF
21 PLANNING AND PERMITS, INSPECTIONS, AND APPROVALS SHALL JOINTLY
22 ESTABLISH AND MAINTAIN A PUBLICLY AVAILABLE UNIVERSITY HOUSING
23 DISTRICT MAP AND DATABASE.

1 (B) FOR EACH PROPERTY IN THE UNIVERSITY HOUSING DISTRICT, THE
2 MAP AND DATABASE SHALL:

3 (1) ASSIGN EACH PROPERTY TO A BLOCK AND NEIGHBORHOOD;

4 (2) STATE WHETHER THE PROPERTY IS USED RESIDENTIALLY OR
5 NON-RESIDENTIALLY; AND

6 (3) IF THE PROPERTY IS USED AS A RESIDENCE, STATE:

7 (I) WHETHER THERE IS AN ACTIVE RENTAL HOUSING LICENSE
8 ISSUED FOR THAT PROPERTY; AND

9 (II) IF NOT, WHETHER A NEW RENTAL HOUSING LICENSE MAY
10 BE ISSUED FOR THAT PROPERTY IN ACCORDANCE WITH THIS SUBTITLE.

11 (C) IN ORDER TO ASSESS WHETHER A SPECIFIC PROPERTY SHOULD BE
12 ASSIGNED TO A PARTICULAR BLOCK OR NEIGHBORHOOD, THE COUNTY MAY
13 USE A VARIETY OF FACTORS, INCLUDING:

14 (1) THE PROPERTY ADDRESS;

15 (2) THE ORIENTATION OF THE PROPERTY OR BUILDINGS ON THE
16 PROPERTY TO PUBLIC ROADS;

17 (3) SUBDIVISION RECORDS;

18 (4) RECORDED MAPS, PLATS, AND DEEDS;

19 (5) COMMUNITY PLANS;

20 (6) INPUT FROM RECOGNIZED COMMUNITY ASSOCIATIONS,
21 HOMEOWNER ASSOCIATIONS, AND CONDOMINIUM ASSOCIATIONS; AND

22 (7) OTHER RELEVANT FACTORS.
23

1 § 35-6-305. REGULATIONS.

2 THE DEPARTMENT MAY ADOPT REGULATIONS, IN ACCORDANCE WITH
3 ARTICLE 3, TITLE 7 OF THE CODE, TO CARRY OUT THE PROVISIONS OF THIS
4 SUBTITLE.

5
6 SECTION 2. AND BE IT FURTHER ENACTED, that this Act, having been passed by
7 the affirmative vote of five members of the County Council, shall take effect 14 days after its
8 enactment.