

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~~ Neighborhood Preservation District – Rental Housing License Density
Limits

FOR the purpose of defining certain terms; establishing the ~~University Housing~~ Neighborhood
Preservation 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.

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.

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 Neighborhood
Preservation District
Baltimore County Code, 2015

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

ARTICLE 35 – BUILDINGS AND HOUSING

Title 6 – Rental Housing Licenses

Subtitle 3 – Rental Housing Licenses in the University Housing Neighborhood Preservation
District

§ 35-6-301. DEFINITIONS.

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

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

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

(1) BOUNDED BY INTERSECTING PUBLIC ROADS; OR

(2) IS A NO-OUTLET ROAD.

(D) "DIRECTOR" MEANS THE DIRECTOR OF THE DEPARTMENT OF PERMITS,
APPROVALS, AND INSPECTIONS.

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

(F) (1) "RESIDENTIAL PROPERTY" MEANS A ~~BUILDING THAT IS USED AS~~
A DWELLING UNIT OR A PORTION OF A DWELLING UNIT FOR WHICH THE
PROPERTY OWNER IS REQUIRED TO HOLD A RENTAL HOUSING LICENSE ISSUED
IN ACCORDANCE WITH SUBTITLE 1 OF ARTICLE 35, TITLE 6 OF THE CODE IN
ORDER TO RENT.

(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~~ NEIGHBORHOOD PRESERVATION DISTRICT"
MEANS ANY BLOCK OR NEIGHBORHOOD OF WHICH ANY PORTION IS LOCATED
WITHIN ONE MILE OF ANY SECTION OF THE TOWSON UNIVERSITY MAIN
CAMPUS.

(H) "NEW RENTAL HOUSING LICENSE" MEANS A LICENSE ISSUED UNDER
SUBTITLE 1 OF ARTICLE 35, TITLE 6 OF THE CODE FOR A PROPERTY THAT HAS
NOT BEEN ISSUED A RENTAL HOUSING LICENSE OR A RENEWAL OF A RENTAL

1 HOUSING LICENSE WITHIN THE LAST 6 YEARS PRECEDING THE CURRENT
2 APPLICATION.

3
4 § 35-6-302. NEW LICENSE PROHIBITION.

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

8 (1) LOCATED IN THE ~~UNIVERSITY HOUSING~~ NEIGHBORHOOD
9 PRESERVATION DISTRICT; AND

10 (2) AT THE TIME THAT ISSUANCE WOULD HAVE OCCURRED:

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

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

17 (B) FOR A RESIDENTIAL PROPERTY THAT ~~MAY~~ IS NOT ~~BE~~ ISSUED A NEW
18 RENTAL HOUSING LICENSE UNDER SUBSECTION (A) OF THIS SECTION, THE
19 DIRECTOR MAY ISSUE A NEW RENTAL HOUSING LICENSE IF:

20 (1) THE SUBJECT PROPERTY WAS ~~PREVIOUSLY~~ MOST RECENTLY
21 OCCUPIED BY THE CURRENT PROPERTY OWNER;

22 (2) THE PROPERTY HAS BEEN ACTIVELY LISTED FOR SALE FOR AT
23 ~~LEAST 6 OF THE LAST~~ PRECEDING 12 MONTHS OR MORE;

1 (3) ~~THE CURRENT PROPERTY OWNER DEMONSTRATES THAT THEY~~
2 ~~HAVE EXPERIENCED FINANCIAL HARDSHIP REGARDING THE PROPERTY IN THE~~
3 ~~LAST 12 MONTHS; THE OWNER OF THE SUBJECT PROPERTY HAS PROVIDED~~
4 ~~SUFFICIENT JUSTIFICATION AND DOCUMENTATION TO THE DIRECTOR FOR THE~~
5 ~~ISSUANCE OF A RENTAL HOUSING LICENSE UNDER THIS SUBSECTION;~~

6 (4) ~~THE TERM OF THE NEW RENTAL HOUSING LICENSE IS FOR NO~~
7 ~~MORE THAN ONE YEAR~~ THREE-YEAR TERM ~~WITH NO RENEWALS; AND~~

8 (5) ~~THE CURRENT PROPERTY OWNER AGREES TO INFORM ANY~~
9 ~~TENANT IN WRITING OF THE CONDITIONS OF THE RENTAL HOUSING LICENSE;~~
10 ~~AND~~

11 ~~(6)~~ OTHER CONDITIONS THE DIRECTOR DEEMS NECESSARY.

12 (C) THE DIRECTOR SHALL ESTABLISH A PROCEDURE FOR EVALUATING
13 APPLICATIONS FOR NEW RENTAL HOUSING LICENSES IN THE ~~UNIVERSITY~~
14 ~~HOUSING~~ NEIGHBORHOOD PRESERVATION DISTRICT THAT:

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

17 (2) PERMITS APPLICANTS WHO MAY ARE NOT ~~BE~~ ISSUED A LICENSE
18 UNDER SUBSECTION (A) OF THIS SECTION TO ~~EITHER:~~

19 ~~(I)~~ PLACE THEIR APPLICATION IN A QUEUE; ~~OR~~

20 ~~(II) BE NOTIFIED UPON A CHANGE THAT MAY PERMIT A~~
21 ~~LICENSE TO BE ISSUED FOR THEIR RESIDENTIAL PROPERTY.~~

22
23 § 35-6-303. NEW LICENSE EVALUATION.

1 (A) UPON THE REDUCTION IN THE NUMBER OF ACTIVE RENTAL HOUSING
2 LICENSES FOR A BLOCK OR NEIGHBORHOOD IN THE ~~UNIVERSITY HOUSING~~
3 NEIGHBORHOOD PRESERVATION DISTRICT BELOW THE THRESHOLDS SET FORTH
4 IN § 35-6-302 OF THIS SUBTITLE, THE DIRECTOR SHALL GIVE FIRST
5 CONSIDERATION TO APPLICATIONS RECEIVED PRIOR TO THE REDUCTION.

6 (B) WHEN EVALUATING MULTIPLE EQUALLY QUALIFIED APPLICANTS FOR
7 A NEW RENTAL HOUSING LICENSE UNDER SUBSECTION (A) OF THIS SECTION,
8 THE DIRECTOR SHALL PRIORITIZE APPLICATIONS ~~THAT ARE REASONABLY~~
9 ~~LIKELY TO REDUCE THE OVERALL~~ BASED ON THE NUMBER OF CODE
10 ENFORCEMENT COMPLAINTS ~~OR PARKING VIOLATIONS~~ GENERATED BY THE
11 BLOCK OR NEIGHBORHOOD WHERE THE RESIDENTIAL PROPERTY IS LOCATED.

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

15 (1) WHEN THE APPLICATION WAS RECEIVED;

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

19 (3) WHETHER THE APPLICANT HAS MAINTAINED A RENTAL
20 HOUSING LICENSE FOR ANOTHER RESIDENTIAL PROPERTY IN THE ~~UNIVERSITY~~
21 ~~HOUSING~~ NEIGHBORHOOD PRESERVATION DISTRICT, AND IF SO:

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

1 (II) ~~WHETHER THE OTHER RENTAL PROPERTIES HAVE~~
2 ~~GENERATED AN ABOVE AVERAGE AMOUNT OF CODE ENFORCEMENT ACTIVITY~~
3 ~~OR PARKING VIOLATIONS; THE NUMBER OF CODE ENFORCEMENT COMPLAINTS~~
4 ~~RECEIVED REGARDING THE OTHER RENTAL PROPERTIES; AND~~

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

7 (D) ~~THE DIRECTOR IS NOT REQUIRED TO ARTICULATE THE REASONS AN~~
8 ~~APPLICANT DID NOT RECEIVE A NEW RENTAL HOUSING LICENSE UNDER THIS~~
9 ~~SECTION.~~

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

11 ~~(F)~~ (E) THE REQUIREMENTS OF THIS SUBTITLE ARE IN ADDITION TO THE
12 PROCEDURES AND REQUIREMENTS SET FORTH IN ARTICLE 35, TITLE 6 OF THE
13 CODE.

14
15 § 35-6-304. PUBLIC MAP AND DATABASE.

16 (A) IN ACCORDANCE WITH THIS SECTION, THE ~~DEPARTMENTS~~
17 ~~DEPARTMENT OF PLANNING AND PERMITS, APPROVALS, AND INSPECTIONS~~
18 SHALL ~~JOINTLY~~ ESTABLISH AND MAINTAIN A PUBLICLY AVAILABLE
19 ~~UNIVERSITY HOUSING~~ NEIGHBORHOOD PRESERVATION DISTRICT MAP AND
20 DATABASE.

21 (B) FOR EACH PROPERTY IN THE ~~UNIVERSITY HOUSING~~ NEIGHBORHOOD
22 PRESERVATION DISTRICT, THE MAP AND DATABASE SHALL:

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

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

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

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

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

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

11 (1) THE PROPERTY ADDRESS;

12 (2) THE ORIENTATION OF THE PROPERTY OR BUILDINGS ON THE
13 PROPERTY TO PUBLIC ROADS;

14 (3) ROAD OR STREET CONFIGURATIONS;

15 ~~(3)~~ (4) SUBDIVISION RECORDS;

16 ~~(4)~~ (5) RECORDED MAPS, PLATS, AND DEEDS;

17 ~~(5)~~ (6) COMMUNITY PLANS;

18 (7) CENSUS DATA AND RECORDS;

19 (8) COUNTY DESIGNATIONS, SUCH AS HISTORIC DISTRICTS OR
20 COMMERCIAL REVITALIZATION DISTRICTS;

21 (9) OTHER GOVERNMENT SERVICE BOUNDARIES, SUCH AS SCHOOL
22 DISTRICTS, ELECTION DISTRICTS, AND RECREATION COUNCIL DISTRICTS;

1 ~~(6)~~ (10) INPUT FROM RECOGNIZED COMMUNITY ASSOCIATIONS,
2 HOMEOWNER ASSOCIATIONS, AND CONDOMINIUM ASSOCIATIONS; AND

3 ~~(7)~~ (11) OTHER RELEVANT FACTORS AS DETERMINED BY THE
4 DEPARTMENT OF PERMITS, APPROVALS, AND INSPECTIONS.

5
6 § 35-6-305. REGULATIONS.

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

10
11 SECTION 2. AND BE IT FURTHER ENACTED, that this Act shall stand repealed and
12 have no further force or effect on June 30, 2029 without the necessity of further action by the
13 County Council; and no later than 120 days prior to such date, the Department of Permits,
14 Approvals, and Inspections shall submit a report to the County Council detailing the
15 effectiveness of this Act and its impact on Code Enforcement activity in the Neighborhood
16 Preservation District.

17
18 SECTION 3. AND BE IT FURTHER ENACTED, that the Department of Permits,
19 Approvals, and Inspections shall prepare the public map and database as required in § 35-6-304
20 of the Code within 120 days of the effective date of this Act, and shall adopt the public map and
21 database in accordance with the adoption of regulations in County law.
22

1 SECTION 2. 4. AND BE IT FURTHER ENACTED, that this Act, having been passed
2 by the affirmative vote of five members of the County Council, shall take effect 14 days after its
3 enactment.

4
5 SECTION 5. AND BE IT FURTHER ENACTED, that, during the period from the
6 effective date of this Act to the adoption of the Neighborhood Preservation District public map
7 and database, the Department of Permits, Approvals, and Inspections shall not receive or
8 consider any application for a new rental housing license for a residential property, as those
9 terms are defined under this Act, within the geographic boundary that is south of Interstate 695,
10 east of Charles Street, west of Loch Raven Boulevard, and north of the City-County line.



LEGISLATION DETAIL

LEGISLATION

DISPOSITION

ENACTED

EFFECTIVE

AMENDMENTS

ROLL CALL - BILL

MOTION

SECOND

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NAY

☐☐

Councilman Young

☐☐

Councilman Patoka

☐☐

Councilman Kach

☐☐

Councilman Jones

☐☐

Councilman Marks

☐☐

Councilman Ertel

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Councilman Crandell

ROLL CALL - AMENDMENTS

MOTION

SECOND

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NAY

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Councilman Young

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Councilman Patoka

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Councilman Kach

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Councilman Jones

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Councilman Marks

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Councilman Ertel

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Councilman Crandell

ROLL CALL - AMENDMENTS

MOTION

SECOND

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Councilman Young

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Councilman Patoka

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Councilman Kach

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Councilman Jones

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Councilman Marks

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Councilman Ertel

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Councilman Crandell

ROLL CALL - AMENDMENTS

MOTION

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Councilman Young

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Councilman Patoka

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Councilman Kach

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Councilman Jones

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Councilman Marks

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Councilman Ertel

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Councilman Crandell