

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

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 Neighborhood Preservation
7 District

8
9 § 35-6-301. DEFINITIONS.

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

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

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

16 (1) BOUNDED BY INTERSECTING PUBLIC ROADS; OR
17 (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:

④ 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;

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

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

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

(6) OTHER CONDITIONS THE DIRECTOR DEEMS NECESSARY.

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

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

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

(I) PLACE THEIR APPLICATION IN A QUEUE; OR
(II) ~~BE NOTIFIED UPON A CHANGE THAT MAY P~~

§ 35-6-303. NEW LICENSE EVALUATION.

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

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

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

(1) WHEN THE APPLICATION WAS RECEIVED;

(2) THE PROXIMITY OF THE SUBJECT PROPERTY TO OTHER
AL PROPERTIES ON THE SAME BLOCK OR IN THE SAME
HOOD WITH AN ACTIVE RENTAL HOUSING LICENSE; AND

(3) WHETHER THE APPLICANT HAS MAINTAINED A RENTAL
CENSE FOR ANOTHER RESIDENTIAL PROPERTY IN THE UNIVERSITY
NEIGHBORHOOD PRESERVATION DISTRICT, AND IF SO:

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

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

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

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

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

§ 35-6-304. PUBLIC MAP AND DATABASE.

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

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

(1) ASSIGN EACH PROPERTY TO A BLOCK AND NEIGHBORHOOD:

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

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

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

(II) IF NOT, WHETHER A NEW RENTAL HOUSING LICENSE MAY

BE ISSUED FOR THAT PROPERTY IN ACCORDANCE WITH THIS SUBTITLE.

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

(1) THE PROPERTY ADDRESS;

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

PROPERTY TO PUBLIC ROADS;

(3) ROAD OR STREET CONFIGURATIONS;

(3) (4) SUBDIVISION RECORDS;

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

(5) (6) COMMUNITY PLANS;

(7) CENSUS DATA AND RECORDS;

(8) COUNTY DESIGNATIONS, SUCH AS HISTORIC DISTRICTS OR

COMMERCIAL REVITALIZATION DISTRICTS;

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

(6) (10) INPUT FROM RECOGNIZED COMMUNITY ASSOCIATIONS,

HOMEOWNER ASSOCIATIONS, AND CONDOMINIUM ASSOCIATIONS; AND

(7) (11) OTHER RELEVANT FACTORS AS DETERMINED BY THE

DEPARTMENT OF PERMITS, APPROVALS, AND INSPECTIONS.

5

6 § 35-6-305. REGULATIONS.

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

SECTION 2. AND BE IT FURTHER ENACTED, that this Act shall stand repealed and

have no further force or effect on June 30, 2029 without the necessity of further action by the

County Council; and no later than 120 days prior to such date, the Department of Permits,

Approvals, and Inspections shall submit a report to the County Council detailing the

effectiveness of this Act and its impact on Code Enforcement activity in the Neighborhood

Preservation District.

SECTION 3. AND BE IT FURTHER ENACTED, that the Department of Permits,

Approvals, and inspections shall prepare the public map and database as required in § 33-6-304

of the Code within 120 days of the effective date of this Act, and shall adopt the public map and

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

AYE NAY

<input type="checkbox"/>	<input type="checkbox"/>	Councilman Young	<input type="checkbox"/>	<input type="checkbox"/>	Councilman Young
<input type="checkbox"/>	<input type="checkbox"/>	Councilman Patoka	<input type="checkbox"/>	<input type="checkbox"/>	Councilman Patoka
<input type="checkbox"/>	<input type="checkbox"/>	Councilman Kach	<input type="checkbox"/>	<input type="checkbox"/>	Councilman Kach
<input type="checkbox"/>	<input type="checkbox"/>	Councilman Jones	<input type="checkbox"/>	<input type="checkbox"/>	Councilman Jones
<input type="checkbox"/>	<input type="checkbox"/>	Councilman Marks	<input type="checkbox"/>	<input type="checkbox"/>	Councilman Marks
<input type="checkbox"/>	<input type="checkbox"/>	Councilman Ertel	<input type="checkbox"/>	<input type="checkbox"/>	Councilman Ertel
<input type="checkbox"/>	<input type="checkbox"/>	Councilman Crandell	<input type="checkbox"/>	<input type="checkbox"/>	Councilman Crandell

ROLL CALL - AMENDMENTS

MOTION

SECOND

AYE NAY

ROLL CALL - AMENDMENTS

MOTION

SECOND

AYE NAY

<input type="checkbox"/>	<input type="checkbox"/>	Councilman Young	<input type="checkbox"/>	<input type="checkbox"/>	Councilman Young
<input type="checkbox"/>	<input type="checkbox"/>	Councilman Patoka	<input type="checkbox"/>	<input type="checkbox"/>	Councilman Patoka
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<input type="checkbox"/>	<input type="checkbox"/>	Councilman Crandell	<input type="checkbox"/>	<input type="checkbox"/>	Councilman Crandell

ROLL CALL - AMENDMENTS

MOTION

SECOND

AYE NAY