

## SHORT-TERM RENTAL LICENSING REQUIREMENTS FREQUENTLY ASKED QUESTIONS

### **Who needs to obtain a Short-term rental (STR) license?**

*Anyone who hosts Short-term stays (fewer than 90 consecutive nights at a time) in Baltimore using an online platform needs to obtain a Short-term rental license and display the license number on their listing on any short-term rental sites.*

### **Can I obtain a Short-term rental license for a unit that I do not live in?**

*No. The code provides for hosted and un-hosted short-term rentals. Unfortunately, the deadline for obtaining an un-hosted Short-term license was March 31, 2020. Anyone with an existing un-hosted license may renew their license but no new un-hosted Short-term rental applications are being accepted.*

### **What is a hosted unit?**

*A hosted unit means a Short-term rental whereby the property owner remains on-site during the short-term rental period (except during daytime and/or working hours).*

### **My property is deeded to my business (i.e., LLC, Inc.) and I am the sole owner. Can I get a short-term rental license?**

*No. The property must be deeded in the name of an individual/natural person.*

### **What are the requirements to apply for a hosted short-term rental license?**

*The property must be the principal residence of the applicant and must be deeded in their name. The property must be free of any code violations and the owner must have a State Comptroller Sales and Use Tax number.*

### **What is the licensing fee?**

*\$200.00 per dwelling unit at initial licensing and upon every renewal.*

### **How long is my license valid?**

*Short-term rental licenses are valid for two years. Individuals with an unhosted Short-term rental license must renew their Property Registration every January 1<sup>st</sup> in addition to maintaining their Short-term rental license.*

### **What is the maximum number of STR units that I can license?**

*You may only have a license for one hosted unit. Those renewing their un-hosted Short-term rental license are permitted to have one hosted unit in addition to the one unhosted unit. No one is permitted to have two hosted units or two un-hosted units.*

### **Does my Short-Term Rental need to be inspected?**

*Your hosted Short-Term Rental unit does not need to be inspected but it must be free of violations and must be maintained in compliance with the City Building, Fire, and related Code. Your un-hosted Short Term Rental Unit must also be registered and licensed as a Rental Unit.*

### **How do I apply for a license?**

*You can apply on-line using this link:*

*<https://baltimoremddhcd.viewpointcloud.com>*