

ORDINANCE 04-2020
ESTABLISHING CHAPTER 138: REGISTRATION OF NON-OWNER OCCUPIED SHORT TERM RENTAL UNITS

AN ORDINANCE OF THE TOWN OF CHESTERTOWN TO CREATE CHAPTER 138 OF THE CODE OF LAWS OF THE TOWN OF CHESTERTOWN, TO REGISTER SHORT TERM RENTAL UNITS FOR NONOWNER OCCUPIED RESIDENTIAL DWELLING UNITS TO BE CODIFIED AS A NEW SECTION OF THE TOWN CODE.

WHEREAS, the demand for short term rental properties have become increasingly available and difficult to inventory due to many online booking agencies, such as Airbnb, VRBO, and Home Away to name a few; and

WHEREAS, legitimate hotels, motels and bed & breakfast establishments are seeing a decline in business as a result; and

WHEREAS, many of the short-term rental units are being established in areas incompatible with local zoning laws; and

WHEREAS, the Mayor and Council of Chestertown do hereby desire to establish a registration requirement for all non-owner occupied residential dwelling units and registration of short to rental units within the corporate boundaries of the Town of Chestertown

NOW, THEREFORE, BE IT ENACTED AND ORDAINED by the Mayor and Council of the Town of Chestertown that Chapter 138 shall be entitled "Registration of Non-Owner- Occupied Short-Term Rental Units" of the Town Code:

138-1 Registration of Short-Term Rentals

(a) **Short-Term Rentals.** Any establishment that provides sleeping accommodations for compensation for a period not exceeding four (4) months. The fee for a short-term rental license shall be set by resolution of the Mayor and Council.

(b) The registration statement shall contain the following information:

(1) description of the premises by street number or otherwise;

- (1) The name and address of the owner of record and of the managing operator if other than the owner; and, in addition, if the owner is a corporation, the name and address of the resident agent thereof. If the owner is a partnership or other business entity, the statement shall further include the name and address and position of a responsible partner or officer.
 - (2) Such other information as may be prescribed by the department from time to time.
- (c) A person providing a short-term rental shall file a Quarterly Rental Tax Report in keeping with §152 of the Kent County Code to the County Commissioners of Kent County at 400 High Street, Chestertown, Maryland 21620, even if no tax is due.

138--2 Fines and Penalties

- (a) Any violation of the provisions of this section shall constitute a municipal infraction, the fine for which shall be \$100.00, and every day that a violation continues shall be deemed a separate offense. Any owner of a residential unit who shall fail to file a registration statement as required by this section shall be liable for said fine without notice.

Having been introduced on March 16, 2020 and adopted on April 6, 2020 this Ordinance will become effective on April 28, 2020.