



Howard County  
Housing Affordability Coalition

**Howard County County Council Public Legislative Hearing  
March 16, 2026**

**Council Bill 21-2026: Enforcement of Owner Occupancy - Accessory Dwelling Units**

Let me begin by thanking Councilman Yungmann for what we anticipate will be an amendment clarifying that a license will not be required for an ADU that is not rented, but rather used to house a family member, caretaker or other person(s) whom the property owner may deem suitable for providing the living space free-of-charge.

The Coalition however is concerned that this legislation as written would put a disproportionate bureaucratic burden on homeowners who decide to build and rent an accessory dwelling unit on their property compared to the requirements that the County places on others who choose to rent their properties.

We certainly support requiring a rental license and submission of attestation that the homeowner will reside for at least six months of the year in either the primary or ADU property. Our question is simply why require license renewal and attestation annually rather than each two years consistent with current rental license requirements? What underlying assumption suggests that property owners who are ADU license holders will be more likely to break licensing laws than the current 6,700-plus rental license holders already embedded in neighborhoods across the county?

Thank you for the opportunity to testify. We respectfully request amending CB-21 to require annual ADU re-registration and attestation requirements.

Respectfully submitted,

*Jackie Eng*

Jackie Eng  
Coordinator