

Introduced \_\_\_\_\_  
Public Hearing \_\_\_\_\_  
Council Action \_\_\_\_\_  
Executive Action \_\_\_\_\_  
Effective Date \_\_\_\_\_

## County Council of Howard County, Maryland

2021 Legislative Session

Legislative Day No. **16**

### Bill No. 73 -2021

Introduced by: The Chairperson at the request of the County Executive

AN ACT adopting certain national codes as the Howard County Property Maintenance Code for Rental Housing; adopting local amendments; making certain technical corrections; and generally relating to the Howard County Property Maintenance Code for Rental Housing.

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Introduced and read first time \_\_\_\_\_, 2021. Ordered posted and hearing scheduled.

By order \_\_\_\_\_  
Michelle Harrod, Administrator

Having been posted and notice of time & place of hearing & title of Bill having been published according to Charter, the Bill was read for a second time at a public hearing on \_\_\_\_\_, 2021.

By order \_\_\_\_\_  
Michelle Harrod, Administrator

This Bill was read the third time on \_\_\_\_\_, 2021 and Passed \_\_\_\_, Passed with amendments \_\_\_\_\_, Failed \_\_\_\_\_.

By order \_\_\_\_\_  
Michelle Harrod, Administrator

Sealed with the County Seal and presented to the County Executive for approval this \_\_\_ day of \_\_\_\_\_, 2021 at \_\_\_ a.m./p.m.

By order \_\_\_\_\_  
Michelle Harrod, Administrator

Approved/vetoed by the County Executive \_\_\_\_\_, 2021

\_\_\_\_\_  
Calvin Ball, County Executive

NOTE: [[text in brackets]] indicates deletions from existing law; TEXT IN SMALL CAPITALS indicates additions to existing law; ~~Strike out~~ indicates material deleted by amendment; Underlining indicates material added by amendment.

1 **Section 1. Be It Enacted** by the County Council of Howard County, Maryland, that the  
2 Howard County Code is amended as follows:

3

4 *By repealing and reenacting:*

5 *Title 3. Buildings.*

6 *Subtitle 7. Property Maintenance Code for Rental Housing.*

7 *Section 3.700. Howard County Property Maintenance Code for Rental Housing.*

8

9 *By amending:*

10 *Title 14. Licenses, Inspections and Permits*

11 *Subtitle 9. Rental Housing Licenses*

12 *Section 14.900(h).*

13

14

**Title 3. Buildings.**

15

**Subtitle 7. Property Maintenance Code for Rental Housing.**

16

17 **SECTION 3.700. HOWARD COUNTY PROPERTY MAINTENANCE CODE FOR RENTAL**  
18 **HOUSING.**

19 (A) *ADOPTION OF NATIONAL CODE.* EXCEPT AS PROVIDED IN SUBSECTION (B) OF THIS  
20 SECTION, THE INTERNATIONAL PROPERTY MAINTENANCE CODE, 2021, AS  
21 PUBLISHED BY THE INTERNATIONAL CODE COUNCIL IS HEREBY ADOPTED AS THE  
22 HOWARD COUNTY PROPERTY MAINTENANCE CODE FOR RENTAL HOUSING.

23 (B) *LOCAL AMENDMENTS.* THE FOLLOWING AMENDMENTS MODIFY CERTAIN PROVISIONS  
24 OF THE ADOPTED CODE.

25 (1) *IN GENERAL.*

26 (I) AS USED IN THIS SUBTITLE, THE TERM “THIS CODE” SHALL MEAN THE  
27 HOWARD COUNTY PROPERTY MAINTENANCE CODE FOR RENTAL  
28 HOUSING.

29 (II) AS USED IN THIS SECTION, THE TERM “CODE OFFICIAL” SHALL MEAN  
30 THE DIRECTOR OF THE DEPARTMENT OF INSPECTIONS, LICENSES  
31 AND PERMITS OR THE DIRECTOR’S AUTHORIZED DESIGNEE.

1 (III) WHERE THE NAME OF THE JURISDICTION IS TO BE INDICATED IN ANY  
2 SECTION OF THIS CODE, INSERT “HOWARD COUNTY, MARYLAND”.

3 (2) ***SUBSECTION 101.1 TITLE.***

4 DELETE THIS SUBSECTION AND SUBSTITUTE THE FOLLOWING:

5 *101.1 TITLE.* THESE REGULATIONS SHALL BE KNOWN AS THE HOWARD  
6 COUNTY PROPERTY MAINTENANCE CODE FOR RENTAL HOUSING,  
7 HEREINAFTER REFERRED TO AS “THIS CODE”.

8 (3) ***SUBSECTION 101.2 SCOPE.***

9 DELETE THIS SUBSECTION AND SUBSTITUTE THE FOLLOWING:

10 *101.2 SCOPE.*

11 (I) THE SCOPE OF THIS CODE IS LIMITED TO EXISTING STRUCTURES IN  
12 THE FOLLOWING OCCUPANCIES AS DEFINED IN THE HOWARD  
13 COUNTY BUILDING CODE:

14 A. INSTITUTIONAL, USE GROUP I-1; AND

15 B. RESIDENTIAL,

16 I. USE GROUPS R-1, R-2, R-4; AND

17 II. USE GROUPS R-3 THAT ARE NOT OWNER-OCCUPIED,  
18 OCCUPIED BY THE OWNER’S IMMEDIATE FAMILY, OR  
19 OWNER-OCCUPIED WITH 2 OR MORE ROOMERS OR  
20 BOARDERS.

21 (II) THIS CODE SHALL NOT APPLY TO THE FOLLOWING EXISTING  
22 OCCUPANCIES AS DEFINED IN THE HOWARD COUNTY BUILDING  
23 CODE:

24 A. ASSEMBLY, ALL USE GROUPS;

25 B. BUSINESS, USE GROUP B;

26 C. EDUCATIONAL, USE GROUP E;

27 D. FACTORY AND INDUSTRIAL USE GROUPS F-1 AND F-2;

28 E. HIGH HAZARD, ALL USE GROUPS;

29 F. INSTITUTIONAL, USE GROUPS I-2, I-3, AND I-4;

30 G. MERCANTILE, USE GROUP M; AND

31 H. RESIDENTIAL, USE GROUP R-3, IF THE DWELLING IS:

- I. OWNER OCCUPIED;
- II. OCCUPIED BY MEMBERS OF THE OWNER’S IMMEDIATE FAMILY; OR
- III. OWNER OCCUPIED HAVING NO MORE THAN ONE ROOMER OR BOARDER; AND
- I. STORAGE USE GROUPS S1 AND S2.

(4) ***SUBSECTION 101.3 PURPOSE .***

DELETE THIS SUBSECTION AND SUBSTITUTE THE FOLLOWING:

*101.3 INTENT.* THE PURPOSE OF ACTIONS TAKEN BY THE JURISDICTION PURSUANT TO THIS CODE IS PURELY GOVERNMENTAL IN NATURE AND ARE CONDUCTED SOLELY FOR THE PUBLIC BENEFIT. ACTIONS TAKEN PURSUANT TO THIS CODE ARE NOT TO BE CONSTRUED AS PROVIDING ANY WARRANTY OF CONDITION TO ANY PERSON.

(5) ***SUBSECTION 101.5 LICENSING.***

ADD NEW SUBSECTION 101.5 AFTER SUBSECTION 101.4 AS FOLLOWS:

*101.5 LICENSING.* A STRUCTURE WITHIN THE SCOPE OF THIS CODE SHALL NOT BE OCCUPIED UNLESS THE PROPERTY OWNER OBTAINS THE LICENSE REQUIRED BY TITLE 14, SUBTITLE 9 OF THE HOWARD COUNTY CODE. THE PROPERTY OWNER MAY BE SUBJECT TO PENALTIES AND FINES FOR ILLEGALLY OCCUPYING A PROPERTY WITHOUT A RENTAL LICENSE.

(6) ***SUBSECTION 102.7 HISTORIC BUILDINGS.***

DELETE THIS SUBSECTION.

(7) ***SUBSECTION 102.8 REFERENCED CODES AND STANDARDS.***

(I) DELETE “CHAPTER 8” AND SUBSTITUTE “THE HOWARD COUNTY BUILDING CODE AS ADOPTED IN TITLE 3, SUBTITLE 1 OF THE HOWARD COUNTY CODE, AS APPLICABLE.”.

(II) AFTER SUBSECTION 102.8.2, INSERT THE FOLLOWING:

**102.8.3 BUILDING.** WHENEVER THE TERM “*INTERNATIONAL BUILDING CODE*” IS USED IN THIS CODE, IT SHALL MEAN THE HOWARD COUNTY BUILDING CODE ADOPTED PURSUANT TO TITLE 3, SUBTITLE 1 OF THE HOWARD COUNTY CODE.

1                   **102.8.4 ELECTRICAL.** WHENEVER THE TERM “*ICC ELECTRICAL*  
2                   *CODE*” IS USED IN THIS CODE, IT SHALL MEAN THE HOWARD  
3                   COUNTY ELECTRICAL CODE ADOPTED PURSUANT TO TITLE 3,  
4                   SUBTITLE 2 OF THE HOWARD COUNTY CODE.

5                   **102.8.5 FIRE PREVENTION.** WHENEVER THE TERM “*INTERNATIONAL*  
6                   *FIRE CODE*” IS USED IN THIS CODE, IT SHALL MEAN THE HOWARD  
7                   COUNTY FIRE PREVENTION CODE ADOPTED PURSUANT TO TITLE 17,  
8                   SUBTITLE 1 OF THE HOWARD COUNTY CODE.

9                   **102.8.6 PLUMBING AND GASFITTING.** WHENEVER THE TERMS  
10                   “*INTERNATIONAL PLUMBING CODE*” OR “*INTERNATIONAL FUEL GAS*  
11                   *CODE*” ARE USED IN THIS CODE, THEY SHALL MEAN THE HOWARD  
12                   COUNTY PLUMBING AND GASFITTING CODE ADOPTED PURSUANT TO  
13                   TITLE 3, SUBTITLE 3 OF THE HOWARD COUNTY CODE.

14                   **102.8.7 MECHANICAL.** WHENEVER THE TERM “*INTERNATIONAL*  
15                   *MECHANICAL CODE*” IS USED IN THIS CODE, IT SHALL MEAN THE  
16                   MECHANICAL CODE OF HOWARD COUNTY ADOPTED PURSUANT TO  
17                   TITLE 3, SUBTITLE 1 OF THE HOWARD COUNTY CODE.

18                   **102.8.8 ZONING.** WHENEVER THE TERM “*INTERNATIONAL ZONING*  
19                   *CODE*” IS USED IN THIS CODE, IT SHALL MEAN THE HOWARD  
20                   COUNTY ZONING REGULATIONS AS ADOPTED PURSUANT TO TITLE  
21                   16 OF THE HOWARD COUNTY CODE.

22                   (8)       ***SECTION 103 CODE COMPLIANCE AGENCY.***

23                   DELETE THE NAME OF THIS SECTION AND SUBSTITUTE “DEPARTMENT OF  
24                   INSPECTIONS, LICENSES AND PERMITS”.

25                   (9)       ***SUBSECTION 103.1 CREATION OF AGENCY.***

26                   DELETE THIS SUBSECTION AND SUBSTITUTE THE FOLLOWING:

27                   ***103.1 GENERAL.*** THE CODE OFFICIAL IS THE DIRECTOR OF THE  
28                   DEPARTMENT OF INSPECTIONS, LICENSES AND PERMITS OR THE DIRECTOR’S  
29                   AUTHORIZED DESIGNEE.

30                   (10)       ***SUBSECTION 103.2 APPOINTMENT.***

31                   DELETE THIS SUBSECTION.

1 (11) ***SUBSECTION 103.3 DEPUTIES.***

2 DELETE THIS SUBSECTION.

3 (12) ***SECTION 104 FEES.***

4 DELETE THIS SECTION.

5 (13) ***SUBSECTION 105.3 RIGHT OF ENTRY.***

6 DELETE THIS SUBSECTION AND SUBSTITUTE THE FOLLOWING:

7 *105.3 RIGHT OF ENTRY.* SUBJECT TO TITLE 14, SUBTITLE 9 AND TITLE 17,  
8 SUBTITLE 10 OF THE HOWARD COUNTY CODE, THE CODE OFFICIAL IS  
9 AUTHORIZED TO ENTER A DWELLING UNIT, PROPERTY, OR PREMISES AT  
10 REASONABLE TIMES SOLELY FOR THE PURPOSE OF INSPECTING FOR  
11 COMPLIANCE WITH THIS CODE. IF ENTRY IS REFUSED, THE CODE OFFICIAL  
12 MAY SEEK A COURT ORDER TO PERMIT ENTRY AND FREE ACCESS TO THE  
13 DWELLING UNIT, PROPERTY, OR PREMISES.

14 (14) ***SUBSECTION 105.3.1 OCCUPANT OR TENANT TO GIVE ACCESS.***

15 ADD NEW SUBSECTION 105.3.1 AFTER SUBSECTION 105.3 AS FOLLOWS:

16 *105.3.1 OCCUPANT OR TENANT TO GIVE ACCESS.* SUBJECT TO TITLE 14,  
17 SUBTITLE 9 AND TITLE 17, SUBTITLE 10 OF THE HOWARD COUNTY CODE,  
18 AN OCCUPANT OR TENANT OF A DWELLING UNIT, PROPERTY, OR PREMISES  
19 SHALL GIVE ACCESS TO ANY PART OF THE DWELLING UNIT, PROPERTY, OR  
20 PREMISES FOR THE PURPOSE OF MAKING INSPECTIONS, MAINTENANCE,  
21 REPAIRS, OR ALTERATIONS AS ARE NECESSARY TO COMPLY WITH THIS CODE.  
22 ACCESS MUST BE PROVIDED DURING NORMAL BUSINESS HOURS OR AT A  
23 TIME THAT HAS BEEN MUTUALLY AGREED UPON BY BOTH THE LANDLORD  
24 AND THE TENANT.

25 (15) ***SUBSECTION 105.3.2 PROPERTY OWNER RIGHT OF ENTRY.***

26 ADD NEW SUBSECTION 105.3.2 AFTER NEW SUBSECTION 105.3.2 AS  
27 FOLLOWS:

28 *105.3.2 PROPERTY OWNER RIGHT OF ENTRY.* SUBJECT TO TITLE 14,  
29 SUBTITLE 9 AND TITLE 17, SUBTITLE 10 OF THE HOWARD COUNTY CODE,  
30 THE PROPERTY OWNER SHALL GIVE THE TENANT OR OCCUPANT AT LEAST

1 24-HOURS WRITTEN OR VERBAL NOTICE PRIOR TO ENTRY FOR REPAIRS.

2 EXCEPTION: EMERGENCY SITUATIONS.

3 (16) ***SUBSECTION 109.1 UNLAWFUL ACTS.***

4 DELETE THIS SUBSECTION AND SUBSTITUTE THE FOLLOWING:

5 *109.1 UNLAWFUL ACTS.* AN OWNER, OCCUPANT, OR TENANT SHALL NOT  
6 ERECT, CONSTRUCT, ALTER, EXTEND, REPAIR, REMOVE, DEMOLISH,  
7 MAINTAIN, FAIL TO MAINTAIN, PROVIDE, FAIL TO PROVIDE, OCCUPY, PERMIT  
8 ANOTHER PERSON TO OCCUPY ANY PREMISES, PROPERTY, DWELLING UNIT,  
9 OR EQUIPMENT REGULATED BY THIS CODE, OR CAUSE THE SAME TO BE DONE  
10 IN VIOLATION OF ANY OF THE PROVISIONS OF THIS CODE; FAIL TO OBEY A  
11 LAWFUL ORDER OF THE CODE OFFICIAL; OR REMOVE OR DEFACE A PLACARD  
12 OR NOTICE POSTED UNDER A PROVISION OF THIS CODE.

13 (17) ***SUBSECTION 109.3 PROSECUTION OF VIOLATION.***

14 DELETE THIS SUBSECTION, RENAME, AND SUBSTITUTE THE FOLLOWING:

15 *106.3 ENFORCEMENT AND PENALTIES.* A PERSON WHO VIOLATES A  
16 PROVISION OF THIS CODE IS GUILTY OF A MISDEMEANOR AND, UPON  
17 CONVICTION, IS SUBJECT TO A FINE, NOT EXCEEDING \$1,000, OR  
18 IMPRISONMENT, NOT EXCEEDING 30 DAYS, OR BOTH. ALTERNATIVELY, AND  
19 IN ADDITION TO AND CONCURRENT WITH ALL OTHER REMEDIES AT LAW OR  
20 AT EQUITY, THE DEPARTMENT OF INSPECTIONS, LICENSES AND PERMITS  
21 MAY ENFORCE THIS CODE WITH CIVIL PENALTIES AS PROVIDED IN TITLE 24  
22 “CIVIL PENALTIES” OF THE HOWARD COUNTY CODE. A VIOLATION OF THIS  
23 SUBTITLE IS A CLASS B OFFENSE. EACH DAY THAT A VIOLATION CONTINUES  
24 IS A SEPARATE OFFENSE.

25 (18) ***SUBSECTION 109.4 VIOLATION PENALTIES.***

26 DELETE THIS SUBSECTION, RENAME, AND SUBSTITUTE THE FOLLOWING:

27 *109.4 REVOCATION.* THE DIRECTOR OF THE DEPARTMENT OF INSPECTIONS,  
28 LICENSES AND PERMITS MAY SUSPEND, REVOKE, OR REFUSE TO RENEW A  
29 RENTAL HOUSING LICENSE IF THE CODE OFFICIAL FINDS THAT AN OWNER OF  
30 A PROPERTY HAS VIOLATED A PROVISION OF THIS CODE, THIS TITLE, OR  
31 REGULATIONS THAT IMPLEMENT THIS TITLE IN CONNECTION WITH THE

1 CONSTRUCTION, MAINTENANCE, ALTERATION, OR REPAIR OF A PREMISES,  
2 PROPERTY, DWELLING UNIT, EQUIPMENT, OR LAND WITHIN HOWARD  
3 COUNTY. THE DIRECTOR MAY REVOKE A RENTAL HOUSING LICENSE IF IT IS  
4 DISCOVERED THAT THE OWNER OR APPLICANT MISREPRESENTED  
5 THEMSELVES OR FALSIFIED RECORDS RELATING TO THE LICENSE.

6 (19) ***SUBSECTION 109.5 ABATEMENT OF VIOLATION.***

7 DELETE THIS SUBSECTION.

8 (20) ***SUBSECTION 111.1.5 UNSAFE STRUCTURE AND EQUIPMENT.***

9 DELETE ITEM 11.

10 (21) ***SUBSECTION 111.2 CLOSING OF VACANT STRUCTURES.***

11 (I) IN THE TITLE DELETE “CLOSING OF” AND SUBSTITUTE “SECURING”.

12 (II) IN THE FIRST AND SECOND SENTENCE, DELETE “CLOSE UP” AND  
13 SUBSTITUTE “SECURE AGAINST CASUAL ENTRY”.

14 (III) IN THE SECOND SENTENCE, DELETE “CLOSED AND”.

15 (IV) IN THE SECOND SENTENCE, AFTER “PRIVATE PERSONS”, INSERT A  
16 PERIOD AND DELETE THE REMAINDER OF THIS SECTION;

17 (V) AFTER “PERSONS.” INSERT “THE OWNER IS RESPONSIBLE FOR  
18 REIMBURSING THE COUNTY FOR THE COST OF NECESSARY REPAIRS.  
19 THE DIRECTOR OF FINANCE SHALL BILL THE OWNER FOR THE COST  
20 OF THE WORK. THE OWNER SHALL PAY THE BILL FOR THE WORK  
21 WITHIN 30 DAYS OF BILLING. IF THE OWNER DOES NOT PAY THE BILL  
22 WITHIN 30 DAYS, THE CODE OFFICIAL MAY SEEK A COURT ORDER  
23 REQUIRING THE OWNER TO REIMBURSE THE COUNTY FOR THE COST  
24 OF REPAIRS.”

25 (22) ***SUBSECTION 111.4.1 FORM.***

26 (I) ITEM 4, AFTER “DWELLING UNIT OR” DELETE “STRUCTURE” AND  
27 SUBSTITUTE “PREMISES”.

28 (II) DELETE ITEMS 5 AND 6.

29 (23) ***SUBSECTION 111.7-PLACARDING.***

30 IN THE FIRST SENTENCE, DELETE “BEARING” THROUGH THE END OF THE  
31 SENTENCE AND SUBSTITUTE THE FOLLOWING:



1 BEARING THE PHRASE “UNLICENSED PREMISES, UNLAWFUL TO OCCUPY ANY  
2 CURRENTLY VACANT DWELLING UNIT IN THESE PREMISES OR ANY DWELLING  
3 UNIT BECOMING VACANT UNTIL A RENTAL HOUSING LICENSE HAS BEEN  
4 OBTAINED.”.

5 (24) ***SUBSECTION 112.4 EMERGENCY REPAIRS.***

6 ADD THE FOLLOWING TO THE END OF THIS SUBSECTION:

7 THE OWNER IS RESPONSIBLE FOR REIMBURSING THE COUNTY FOR THE COST  
8 OF NECESSARY REPAIRS. THE DIRECTOR OF FINANCE SHALL BILL THE  
9 OWNER FOR THE COST OF THE WORK. THE OWNER SHALL PAY THE BILL FOR  
10 THE WORK WITHIN 30 DAYS OF BILLING. IF THE OWNER DOES NOT PAY THE  
11 BILL WITHIN 30 DAYS, THE CODE OFFICIAL MAY SEEK A COURT ORDER  
12 REQUIRING THE OWNER TO REIMBURSE THE COUNTY FOR THE COST OF  
13 REPAIRS.

14 (25) ***SUBSECTION 112.5 COSTS OF EMERGENCY REPAIRS.***

15 DELETE THIS SUBSECTION.

16 (26) ***SUBSECTION 112.6 HEARING.***

17 DELETE THE SECOND SENTENCE AND SUBSTITUTE THE FOLLOWING:

18 A PERSON MAY APPEAL AN ORDER TO TAKE EMERGENCY MEASURES TO A  
19 HEARING EXAMINER OF THE HOWARD COUNTY BOARD OF APPEALS IN  
20 ACCORDANCE WITH THE RULES OF PROCEDURE SET FORTH IN TITLE 16,  
21 SUBTITLE 3 OF THE HOWARD COUNTY CODE.

22 (27) ***SUBSECTION 113.3 FAILURE TO COMPLY.***

23 (I) AFTER “PRIVATE PERSONS”:

24 A. DELETE THE COMMA AND INSERT A PERIOD; AND

25 B. DELETE THE REMAINDER OF THE SECTION AFTER “PERSONS.”

26 (II) AFTER “PERSONS.” INSERT THE FOLLOWING:

27 “THE OWNER IS RESPONSIBLE FOR REIMBURSING THE COUNTY FOR  
28 THE COST OF NECESSARY REPAIRS. THE DIRECTOR OF FINANCE  
29 SHALL BILL THE OWNER FOR THE COST OF THE WORK. THE OWNER  
30 SHALL PAY THE BILL FOR THE WORK WITHIN 30 DAYS OF BILLING. IF  
31 THE OWNER DOES NOT PAY THE BILL WITHIN 30 DAYS, THE CODE

1 OFFICIAL MAY SEEK A COURT ORDER REQUIRING THE OWNER TO  
2 REIMBURSE THE COUNTY FOR THE COST OF REPAIRS.”

3 (28) **SECTION 107 MEANS OF APPEAL.**

4 DELETE THIS SECTION IN ITS ENTIRETY.

5 (29) **SECTION 110 STOP WORK ORDER.**

6 DELETE THIS SECTION IN ITS ENTIRETY.

7 (30) **SECTION 202 GENERAL DEFINITIONS.**

8 (I) DELETE THE DEFINITION FOR “DWELLING UNIT” AND SUBSTITUTE  
9 THE FOLLOWING:

10 **[A] DWELLING UNIT.** A BUILDING, STRUCTURE, OR ANY PORTION OF  
11 A BUILDING OR STRUCTURE THAT CONTAINS A SINGLE UNIT  
12 PROVIDING INDEPENDENT LIVING FACILITIES FOR ONE OR MORE  
13 PERSONS, INCLUDING PERMANENT PROVISIONS FOR LIVING, EATING,  
14 COOKING, SANITATION OR SLEEPING. A DWELLING UNIT SHALL  
15 INCLUDE, WITHOUT LIMITATION, A MULTI-FAMILY HOUSE, SINGLE-  
16 FAMILY HOUSE, APARTMENT, APARTMENT HOUSE, BOARDING HOUSE,  
17 ROOMING HOUSE, DORMITORY, ROOMING UNIT, EFFICIENCY UNIT,  
18 HOTEL, MOTEL, OR A MULTI-FAMILY DWELLING OWNED BY A SINGLE  
19 OWNER.

20 (II) DELETE THE DEFINITION FOR “OWNER” AND SUBSTITUTE THE  
21 FOLLOWING:

22 **[A] OWNER.** A PERSON, AGENT, OPERATOR, FIRM, OR CORPORATION  
23 HAVING A LEGAL OR EQUITABLE INTEREST IN THE DWELLING UNIT;  
24 HOLDING RECORDED TITLE IN THE OFFICIAL RECORDS OF THE STATE,  
25 COUNTY, OR MUNICIPALITY; OR JOINTLY OR SEVERALLY HAVING  
26 CONTROL OF THE PROPERTY, INCLUDING, WITHOUT LIMITATION, AN  
27 EXECUTOR, ADMINISTRATOR, TRUSTEE, RECEIVER, GUARDIAN, OR  
28 OTHER REPRESENTATIVE APPOINTED ACCORDING TO LAW, AND THE  
29 SENIOR OFFICER, DIRECTOR, OR TRUSTEE OF THE ASSOCIATION OF  
30 UNIT OWNERS OF A CONDOMINIUM.

31 (III) ADD THE FOLLOWING ALPHABETICALLY WITHIN THIS SECTION:

- 1                   A.     **NORMAL BUSINESS HOURS.** 9:00 A.M. TO 5:00 P.M.  
2                   B.     **SANITARY CONDITION.** PROMOTING HEALTH AND  
3                                 HEALTHFUL LIVING CONDITIONS BY THE ELIMINATION OF  
4                                 DIRT, FECES, URINE, GARBAGE AND RUBBISH.

5       (31)    ***SUBSECTION 302.4 WEEDS.***

6                 INSERT “12 INCHES” WHERE INDICATED.

7       (32)    ***SUBSECTION 302.4.1 BUSHES AND SHRUBS.***

8                 ADD NEW SUBSECTION 302.4.1 AFTER SUBSECTION 302.4 AS FOLLOWS:

9                 302.4.1 BUSHES AND SHRUBS. BUSHES AND/OR SHRUBS SHALL NOT BLOCK  
10                 OR INTERFERE WITH INGRESS OR EGRESS.

11       (33)    ***SUBSECTION 302.4.2 TREES AND BRANCHES.***

12                 ADD NEW SUBSECTION 302.4.2 AFTER NEW SUBSECTION 302.4.1 AS  
13                 FOLLOWS:

14                 302.4.2 TREES AND BRANCHES. IF, IN THE OPINION OF THE CODE OFFICIAL,  
15                 DEAD OR DISEASED TREES AND BRANCHES PRESENT A HAZARD TO PERSONS  
16                 OR PROPERTY, THOSE TREES AND/OR BRANCHES SHALL BE REMOVED.

17       (34)    ***SUBSECTION 302.5 RODENT HARBORAGE.***

18                 IN THE SECOND SENTENCE, DELETE “EXTERMINATED” AND SUBSTITUTE  
19                 “ELIMINATED”.

20       (35)    ***SUBSECTION 304.3.1 PREMISES IDENTIFICATION FOR APARTMENTS AND***  
21                 ***CONDO UNITS.***

22                 ADD NEW SUBSECTION 304.3.1 AFTER SECTION 304.3 AS FOLLOWS:

23                 304.3.1 PREMISES IDENTIFICATION FOR APARTMENTS AND CONDO UNITS.  
24                 CONDO AND APARTMENT UNITS SHALL HAVE UNIT NUMBERS POSTED ON  
25                 EXTERIOR DOORS TO UNIT.

26       (36)    ***SUBSECTION 304.14 INSECT SCREENS.***

27                 DELETE “DURING THE PERIOD FROM [DATE] TO [DATE],”.

28       (37)    ***SUBSECTION 305.1.1 UNSAFE CONDITIONS.***

29                 DELETE THIS SECTION IN ITS ENTIRETY.

30       (38)    ***SUBSECTION 305.3.1 LEAD-BASED PAINT.***

31                 ADD NEW SUBSECTION 305.3.1 AFTER SUBSECTION 305.3 AS FOLLOWS:

1                    *305.3.1. LEAD-BASED PAINT.* THE OWNER OF A DWELLING UNIT SHALL  
2 COMPLY WITH REQUIREMENTS OF THE MARYLAND DEPARTMENT OF THE  
3 ENVIRONMENT FOR LEAD-BASED PAINT AND SHALL PROVIDE THE REQUIRED  
4 DISCLOSURES IN ACCORDANCE WITH STATE LAW. A COPY OF THE MDE  
5 LEAD CERTIFICATION MUST BE PROVIDED TO THE LOCAL JURISDICTION.

6            (39)    ***SUBSECTION 307.1 GENERAL.***

7                    IN THE FIRST SENTENCE, DELETE “MORE THAN FOUR RISERS” AND  
8                    SUBSTITUTE “FOUR OR MORE RISERS”.

9            (40)    ***SUBSECTION 308.2.1 RUBBISH STORAGE FACILITIES.***

10                   (I)        DELETE THE TITLE OF THIS SECTION AND SUBSTITUTE “RUBBISH AND  
11                   RECYCLING STORAGE FACILITIES”.

12                   (II)       AT THE END OF THIS SUBSECTION, AFTER “RUBBISH.” INSERT:  
13                   EXCEPTION: THE OCCUPANT OF A ONE-FAMILY DWELLING SHALL BE  
14                   RESPONSIBLE FOR THE SAFE AND SANITARY STORAGE AND REMOVAL  
15                   OF ALL RUBBISH AND RECYCLABLES.

16            (41)    ***SUBSECTION 308.3.1 GARBAGE FACILITIES.***

17                   ADD THE FOLLOWING AT THE END OF THIS SUBSECTION:  
18                   EXCEPTION: THE OCCUPANT OF A ONE-FAMILY DWELLING SHALL BE  
19                   RESPONSIBLE FOR THE SAFE AND SANITARY STORAGE AND REMOVAL OF ALL  
20                   GARBAGE.

21            (42)    ***SUBSECTION 309.1 INFESTATION.***

22                   (I)        IN THE FIRST SENTENCE DELETE “INSECT” AND SUBSTITUTE “INSECT,  
23                   VERMIN,”.

24                   (II)       IN THE SECOND SENTENCE:  
25                   A.        DELETE “INSECTS” AND SUBSTITUTE “INSECTS, VERMIN,”;  
26                   AND  
27                   B.        DELETE “EXTERMINATED BY APPROVED PROCESSES” AND  
28                   SUBSTITUTE “ELIMINATED BY A PROCESS APPROVED BY THE  
29                   DEPARTMENT OF INSPECTIONS, LICENSES AND PERMITS”.

30            (43)    ***SUBSECTION 309.1.1 WILDLIFE AND PROTECTED SPECIES.***

31                   ADD NEW SUBSECTION 309.1.1 AFTER SUBSECTION 309.1 AS FOLLOWS:

- 1 SUBSECTION 309.1.1 WILDLIFE AND PROTECTED SPECIES. WILDLIFE SHALL  
2 BE HANDLED IN ACCORDANCE WITH STATE AND FEDERAL GUIDELINES.
- 3 (44) ***SUBSECTION 309.1.2 OCCUPANT RESPONSIBILITY.***  
4 ADD NEW SUBSECTION 309.1.2 AFTER NEW SUBSECTION 309.1.1 AS  
5 FOLLOWS:  
6 SUBSECTION 309.1.2 OCCUPANT RESPONSIBILITY. THE OCCUPANT SHALL  
7 PREPARE THEIR DWELLING UNIT FOR PEST CONTROL TREATMENT AS  
8 NECESSARY.
- 9 (45) ***SUBSECTION 309.2 OWNER.***  
10 DELETE “PRIOR TO RENTING OR LEASING THE STRUCTURE”.
- 11 (46) ***SUBSECTION 309.3 SINGLE OCCUPANT.***  
12 DELETE THIS SUBSECTION.
- 13 (47) ***SUBSECTION 309.4 MULTIPLE OCCUPANCY.***  
14 DELETE THIS SUBSECTION.
- 15 (48) ***SUBSECTION 309.5 OCCUPANT.***  
16 DELETE THIS SUBSECTION.
- 17 (49) ***SUBSECTION 403.5 CLOTHES DRYER EXHAUST.***  
18 AT THE END OF THE PARAGRAPH, AFTER “INSTRUCTIONS” ADD “AND LOCAL  
19 ADOPTED MECHANICAL CODES”.
- 20 (50) ***SUBSECTION 403.5.1 DRYER VENTING TRANSITION DUCTS.***  
21 ADD NEW SUBSECTION 403.5.1 AFTER SUBSECTION 403.5 AS FOLLOWS:  
22 403.5.1 DRYER VENTING TRANSITION DUCTS. TRANSITION DUCTS USED TO  
23 CONNECT THE DRYER TO THE EXHAUST DUCT SYSTEM SHALL BE A SINGLE  
24 LENGTH THAT IS LISTED AND LABELED IN ACCORDANCE WITH UL 2158A.  
25 TRANSITION DUCTS SHALL BE A MAXIMUM OF 8 FEET (2438 MM) IN LENGTH  
26 AND SHALL NOT BE CONCEALED WITHIN CONSTRUCTION.
- 27 (51) ***SUBSECTION 404.1 PRIVACY.***  
28 AT THE BEGINNING OF THE SENTENCE, DELETE “DWELLING UNITS” AND  
29 SUBSTITUTE “SLEEPING ROOMS WITHIN DWELLING UNITS”.
- 30 (52) ***SUBSECTION 404.8 LOCATION OF FOOD PREPARATION EQUIPMENT.***  
31 ADD NEW SUBSECTION 404.8 AFTER SUBSECTION 404.7 AS FOLLOWS:

1 404.8 LOCATION OF FOOD PREPARATION EQUIPMENT. A PERSON SHALL  
2 NOT USE PORTABLE COOKING EQUIPMENT INCLUDING, BUT NOT LIMITED TO,  
3 A BARBEQUE, CHARCOAL OR PROPANE GRILL, OR STOVE INSIDE OR WITHIN  
4 15 FEET OF A MULTIFAMILY DWELLING.

5 (53) ***SUBSECTION 503.4 FLOOR SURFACE.***

6 DELETE “IN OTHER THAN DWELLING UNITS, EVERY” AND SUBSTITUTE  
7 “EVERY”.

8 (54) ***SUBSECTION 505.2.1 WATER POTABILITY.***

9 ADD NEW SUBSECTION 505.2.1 AFTER SUBSECTION 505.2 AS FOLLOWS:

10 505.2.1 WATER POTABILITY: IN ORDER TO BECOME LICENSED OR RENEW A  
11 LICENSE, OWNERS OF PROPERTIES ON PRIVATE WATER SYSTEMS MUST  
12 PROVIDE THE CODE OFFICIAL WITH A LEGIBLE COPY OF A PASSING WELL  
13 POTABILITY TEST THAT IS NO MORE THAN 4 YEARS OLD. RESULTS MUST BE  
14 IN CONFORMANCE WITH EXISTING COMAR (CODE OF MARYLAND  
15 REGULATIONS) STANDARDS.

16 (55) ***SUBSECTION 505.3 SUPPLY.***

17 AT THE END OF THE SENTENCE, DELETE “DEFECTS AND LEAKS” AND  
18 SUBSTITUTE “CONTAMINATION, DEFECTS, AND LEAKS.”

19 (56) ***SUBSECTION 506.4 SEWAGE BACKUP.***

20 ADD NEW SUBSECTION 506.4 AFTER SUBSECTION 506.3 AS FOLLOWS:

21 506.4 SEWAGE BACKUP. IN THE EVENT OF A SEWAGE BACKUP, THE OWNER  
22 SHALL BE REQUIRED TO IMMEDIATELY RESTORE THE PREMISES TO A CLEAN  
23 AND SANITARY CONDITION BY A PROCESS APPROVED BY THE DEPARTMENT  
24 OF INSPECTIONS, LICENSES AND PERMITS.

25 (57) ***SUBSECTION 602.2 RESIDENTIAL OCCUPANCIES.***

26 DELETE THE SUBSECTION AND REPLACE WITH THE FOLLOWING:

27 602.2 RESIDENTIAL OCCUPANCIES. DWELLINGS SHALL BE PROVIDED WITH  
28 HEATING FACILITIES THAT ARE CONTINUOUSLY MAINTAINED, IN GOOD  
29 WORKING ORDER, AND CAPABLE OF MAINTAINING A ROOM TEMPERATURE  
30 OF 68 DEGREES F (20 DEGREES C) IN ALL HABITABLE ROOMS, BATHROOMS,  
31 AND TOILET ROOMS BASED ON THE WINTER OUTDOOR DESIGN TEMPERATURE

FOR THE LOCALITY. COOKING APPLIANCES SHALL NOT BE USED, NOR SHALL PORTABLE UNVENTED FUEL-BURNING SPACE HEATERS USED, AS A MEANS TO PROVIDE HEATING TO MEET THE REQUIREMENTS OF THE SECTION.

EXCEPTION: IN AREAS WHERE THE AVERAGE MONTHLY TEMPERATURE IS ABOVE 30 DEGREES F (-1 C), A MINIMUM TEMPERATURE OF 65 DEGREES F (18 DEGREES C) SHALL BE MAINTAINED.

(58) ***SUBSECTION 602.3 HEAT SUPPLY.***

(I) IN THE FIRST SENTENCE, DELETE “[DATE] TO [DATE]” AND SUBSTITUTE “OCTOBER 1 TO MAY 1”; AND

(II) IN EXCEPTION #1, DELETE THE SECOND SENTENCE.

(59) ***SUBSECTION 602.4 OCCUPIABLE WORK SPACES.***

DELETE “[DATE] TO [DATE]” AND SUBSTITUTE “OCTOBER 1 TO MAY 1”.

(60) ***SUBSECTION 603.2 REMOVAL OF COMBUSTION PRODUCTS.***

ADD THE FOLLOWING AS THE SECOND EXCEPTION TO THIS SUBSECTION:

EXCEPTION NUMBER 2: PORTABLE UNVENTED KEROSENE HEATERS ARE NOT PERMITTED.

(61) ***SUBSECTION 604.4 ELECTRICAL PANEL CLEARANCES.***

ADD NEW SUBSECTION 604.4 AFTER SUBSECTION 604.3.2.1 AS FOLLOWS:

604.4 ELECTRICAL PANEL CLEARANCES. MATERIALS SHALL NOT BE STORED IN A MANNER THAT OBSTRUCTS THE ELECTRICAL PANEL OR OTHERWISE CREATES A HAZARD. A CLEAR UNOBSTRUCTED PATH TO THE ELECTRICAL PANEL MUST BE MAINTAINED.

(62) ***SUBSECTION 605.2.1 PAINTED RECEPTACLES.***

ADD NEW SUBSECTION 605.2.1 AFTER SUBSECTION 605.2 AS FOLLOWS:

605.2.1 PAINTED RECEPTACLES. PAINTED ELECTRICAL RECEPTACLES (OUTLETS) CANNOT BE CLEANED AND MUST BE REPLACED.

(63) ***SUBSECTION 605.3 LUMINAIRES.***

AFTER “EVERY” INSERT “EXTERIOR EXIT,”.

(64) ***SUBSECTION 607.1 GENERAL.***

AFTER “MAINTAINED”, INSERT “IN GOOD CONDITION”.

(65) ***SUBSECTION 701.3 TESTING AND MAINTENANCE.***

1 ADD NEW SUBSECTION 701.3 AFTER SUBSECTION 701.2 AS FOLLOWS:  
2 701.3 TESTING AND MAINTENANCE. SPRINKLER SYSTEMS SHALL BE  
3 INSPECTED AT LEAST ANNUALLY BY A MARYLAND STATE LICENSED  
4 SPRINKLER CONTRACTOR. FIRE ALARM SYSTEMS SHALL BE INSPECTED AT  
5 LEAST ANNUALLY BY AN APPROVED COMPANY OR INDIVIDUAL. INSPECTION  
6 REPORTS AND DEFICIENCY CORRECTION REPORTS MUST BE PROVIDED  
7 ANNUALLY TO THE CODE OFFICIAL.

8 (66) ***SUBSECTION 702.1.1 EMERGENCY PLANNING.***

9 ADD NEW SUBSECTION 702.1.1 AFTER SUBSECTION 702.1 AS FOLLOWS:  
10 702.1.1 EMERGENCY PLANNING. THE ADMINISTRATION OF EVERY  
11 RESIDENTIAL CARE FACILITY OR ASSISTED LIVING FACILITY SHALL HAVE A  
12 PLAN IN EFFECT TO PROTECT INDIVIDUALS IN THE EVENT OF A FIRE. THE  
13 PLAN SHALL BE IN WRITING AND SHALL BE AVAILABLE TO ALL SUPERVISORY  
14 PERSONNEL. THE PLAN SHALL BE AMENDED TO ENSURE THE SAFETY OF ALL  
15 RESIDENTS AND SHALL BE AMENDED OR REVISED AS THE RESIDENTS OR  
16 THEIR NEEDS CHANGE. STAFF SHALL BE INSTRUCTED OF THEIR DUTIES AND  
17 RESPONSIBILITIES UNDER THE PLAN AND A RECORD OF SUCH INSTRUCTIONS  
18 SHALL BE MAINTAINED. A COPY OF THE PLAN SHALL BE READILY  
19 AVAILABLE AT ALL TIMES WITHIN THE FACILITY.

20 (67) ***SUBSECTION 702.5 ARRANGEMENT.***

21 ADD NEW SUBSECTION 702.5 AFTER SUBSECTION 702.4 AS FOLLOWS:  
22 702.5 ARRANGEMENT. THE REQUIRED PATH OR TRAVEL FROM ANY ROOM  
23 SHALL NOT BE THROUGH ANOTHER ROOM THAT IS NOT UNDER THE  
24 IMMEDIATE CONTROL OF THE OCCUPANT OF THE FIRST ROOM OR THROUGH A  
25 BATHROOM OR OTHER SPACE SUBJECT TO LOCKING.

26 (68) ***SUBSECTION 704.2.3. TAMPERING.***

27 ADD NEW SUBSECTION 704.2.3 AFTER SUBSECTION 704.2.2 AS FOLLOWS:  
28 704.2.3. TAMPERING. ANY TENANT OR OCCUPANT TAMPERING OR  
29 INTERFERING WITH THE EFFECTIVENESS OF A SMOKE DETECTOR IS IN  
30 VIOLATION OF THIS CODE.

31 (69) ***SUBSECTION 704.6.1 WHERE REQUIRED.***



1 DELETE EXCEPTION #2 AND RENUMBER EXCEPTION #3 TO BE EXCEPTION #2.

2 (70) ***SUBSECTION 704.8 SPRINKLERS.***

3 ADD NEW SUBSECTION 704.8 AFTER SUBSECTION 704.7 AS FOLLOWS:

4 704.7 SPRINKLERS. SPRINKLERS SHALL BE CLEAN AND FREE FROM  
5 CORROSION, PAINT, AND DAMAGE. KITCHEN SUPPLIES OR STORAGE STOCK  
6 SHALL BE AT LEAST 18 INCHES BELOW SPRINKLER DEFLECTORS.

7 (71) ***SECTION 706 STORAGE OF HAZARDOUS MATERIALS.***

8 ADD NEW SECTION 706 AFTER SECTION 705 AS FOLLOWS:

9 706 STORAGE OF HAZARDOUS MATERIALS.

10 **706.1 HAZARDOUS MATERIALS.** UNLESS STORAGE COMPLIES WITH THE  
11 APPLICABLE REQUIREMENTS OF THE HOWARD COUNTY BUILDING CODE  
12 AND THE HOWARD COUNTY FIRE PREVENTION CODE, A PERSON SHALL NOT  
13 STORE OR ACCUMULATE:

14 (I) COMBUSTIBLE, FLAMMABLE, EXPLOSIVE, OR OTHER HAZARDOUS  
15 MATERIALS, SUCH AS PAINTS, VOLATILE OILS, OR CLEANING FLUIDS;

16 OR

17 (II) COMBUSTIBLE RUBBISH, SUCH AS WASTEPAPER, BOXES AND RAGS.

18 **706.2 STORAGE OF VEHICLES THAT CONTAIN HAZARDOUS MATERIALS.** IN  
19 A COMMON AREA OF A MULTI-FAMILY DWELLING OWNED BY ONE PERSON,  
20 PATIO, BALCONY, HALLWAY, OR STAIRWELL OF A STRUCTURE OR PREMISES,  
21 A PERSON SHALL NOT STORE OR ACCUMULATE A MOTORCYCLE, MOPED,  
22 GASOLINE-POWERED LAWNMOWER, OR OTHER SIMILAR EQUIPMENT THAT  
23 MAY CONTAIN A HAZARDOUS MATERIAL INCLUDING, WITHOUT LIMITATION,  
24 GASOLINE.

25 **706.3 STORAGE OF ITEMS AND EQUIPMENT IN MULTI-FAMILY DWELLINGS,**  
26 ***HOTELS/MOTELS.*** ALL AREAS OF EGRESS, COMMON TRAVEL AND REFUGE  
27 SHALL BE FREE OF STORAGE, FURNISHINGS, DECORATIONS AND/OR  
28 OBSTRUCTIONS.

29 **706.4 STORAGE IN SPRINKLER EQUIPMENT ROOMS.** SPRINKLER  
30 EQUIPMENT ROOMS MAY NOT BE USED AS STORAGE ROOMS.

1                   **706.5 STORAGE AND USE OF OPEN FLAME/FUEL FIRED EQUIPMENT.** A  
2                   PERSON SHALL NOT USE OR STORE OPEN FLAME/FUEL FIRED EQUIPMENT  
3                   INSIDE OR WITHIN 15 FEET OF A MULTI-FAMILY DWELLING.

4                   (72)   DELETE APPENDIX A, BOARDING STANDARD, IN ITS ENTIRETY.

5

6                                   **Title 14. Licenses, inspections and permits.**

7   **Subtitle 9. Rental housing license.**

8

9                   **Section 14.900. Definitions.**

10                   In this subtitle the following terms have the meanings indicated.

11                   (h) “*Howard County Property Maintenance Code for Rental Housing*” means the  
12                   International Property Maintenance Code, [[2018]] 2021 Edition, as adopted in Title 3,  
13                   Subtitle 7 of the Howard County Code.

14

15                   ***Section 2. And Be It Further Enacted*** by the County Council of Howard County,  
16                   *Maryland, that this Act shall become effective 61 days after its enactment.*