

Introduced 04.07.2025
Public Hearing 04.21.2025
Council Action 07.07.2025
Executive Action 07.08.2025
Effective Date 07.07.2025

County Council of Howard County, Maryland

2025 Legislative Session

Legislative Day No. 5

Bill No. 25 -2025

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

Short Title: Adoption – Howard County Property Maintenance Code for Rental Housing

Title: 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.

Introduced and read first time April 7, 2025. Ordered posted and hearing scheduled.

By order Michelle Harrod
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 April 21, 2025.

By order Michelle Harrod
Michelle Harrod, Administrator

This Bill was read the third time on July 7, 2025 and Passed ☒, Passed with amendments _____, Failed _____.

By order Michelle Harrod
Michelle Harrod, Administrator

Sealed with the County Seal and presented to the County Executive for approval this 8 day of July, 2025 at 5:00 a.m./p.m.

By order Michelle Harrod
Michelle Harrod, Administrator

Approved/vetoed by the County Executive July 8, 2025

Calvin Ball
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.

Extend life to July 21, 2025 - May 5, 2025 MAT

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, 2024, 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.

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

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

DELETE THIS SUBSECTION AND SUBSTITUTE THE FOLLOWING:

101.1 TITLE. THESE REGULATIONS SHALL BE KNOWN AS THE HOWARD COUNTY PROPERTY MAINTENANCE CODE FOR RENTAL HOUSING, HEREINAFTER REFERRED TO AS "THIS CODE".

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

DELETE THIS SUBSECTION AND SUBSTITUTE THE FOLLOWING:

101.2 SCOPE.

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

A. INSTITUTIONAL, USE GROUP I-1; AND

B. RESIDENTIAL,

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

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

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

A. ASSEMBLY, ALL USE GROUPS;

B. BUSINESS, USE GROUP B;

C. EDUCATIONAL, USE GROUP E;

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

E. HIGH HAZARD, ALL USE GROUPS;

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

G. MERCANTILE, USE GROUP M; AND

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.

(iii) ANY STRUCTURE REGARDLESS OF OCCUPANCY CLASSIFICATION THAT HAS BEEN DETERMINED TO HAVE POTENTIAL STRUCTURAL CONCERNS MUST FOLLOW THE APPLICABLE SECTIONS OF THIS CODE TO EVALUATE AND MAKE ALL NECESSARY CORRECTIONS TO ENSURE THE STRUCTURE IS SAFE FOR OCCUPANCY.

(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 102.8 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 SUBSECTIONS:

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

5 **102.8.4 ELECTRICAL.** WHENEVER THE TERM “*ICC ELECTRICAL*
6 *CODE*” IS USED IN THIS CODE, IT SHALL MEAN THE HOWARD
7 COUNTY ELECTRICAL CODE ADOPTED PURSUANT TO TITLE 3,
8 SUBTITLE 2 OF THE HOWARD COUNTY CODE.

9 **102.8.5 FIRE PREVENTION.** WHENEVER THE TERM “*INTERNATIONAL*
10 *FIRE CODE*” IS USED IN THIS CODE, IT SHALL MEAN THE HOWARD
11 COUNTY FIRE PREVENTION CODE ADOPTED PURSUANT TO TITLE 17,
12 SUBTITLE 1 OF THE HOWARD COUNTY CODE.

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

18 **102.8.7 MECHANICAL.** WHENEVER THE TERM “*INTERNATIONAL*
19 *MECHANICAL CODE*” IS USED IN THIS CODE, IT SHALL MEAN THE
20 MECHANICAL CODE OF HOWARD COUNTY ADOPTED PURSUANT TO
21 TITLE 3, SUBTITLE 1 OF THE HOWARD COUNTY CODE.

22 **102.8.8 ZONING.** WHENEVER THE TERM “*INTERNATIONAL ZONING*
23 *CODE*” IS USED IN THIS CODE, IT SHALL MEAN THE HOWARD
24 COUNTY ZONING REGULATIONS AS ADOPTED PURSUANT TO TITLE
25 16 OF THE HOWARD COUNTY CODE.

26 (7) ***SECTION 103 CODE COMPLIANCE AGENCY.***

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

29 (8) ***SUBSECTION 103.1 CREATION OF AGENCY.***

30 DELETE THIS SUBSECTION AND SUBSTITUTE THE FOLLOWING:

31 **103.1 GENERAL.** THE CODE OFFICIAL IS THE DIRECTOR OF THE

DEPARTMENT OF INSPECTIONS, LICENSES AND PERMITS OR THE DIRECTOR'S
AUTHORIZED DESIGNEE.

(9) ***SUBSECTION 103.2 APPOINTMENT.***

DELETE THIS SUBSECTION.

(10) ***SUBSECTION 103.3 DEPUTIES.***

DELETE THIS SUBSECTION.

(11) ***SECTION 104 FEES.***

DELETE THIS SECTION IN ITS ENTIRETY.

(12) ***SUBSECTION 105.3 RIGHT OF ENTRY.***

DELETE THIS SUBSECTION AND SUBSTITUTE THE FOLLOWING:

105.3 RIGHT OF ENTRY. THE CODE OFFICIAL IS AUTHORIZED TO ENTER A
DWELLING UNIT, PROPERTY, OR PREMISES AT REASONABLE TIMES, SOLELY
FOR THE PURPOSE OF INSPECTING FOR COMPLIANCE WITH THIS CODE. THE
PROPERTY OWNER SHALL MAKE ALL NECESSARY ARRANGEMENTS WITH
THEIR TENANTS AND PROVIDE ACCESS TO ANY PART OF THE DWELLING UNIT,
PROPERTY, OR PREMISES FOR THE PURPOSE OF CONDUCTING SCHEDULED
INSPECTIONS, NECESSARY TO COMPLY WITH THIS CODE. IF ENTRY TO ANY
PART OF THE STRUCTURE IS REFUSED, THE CODE OFFICIAL MAY SEEK A
COURT ORDER TO PERMIT ENTRY AND FREE ACCESS TO THE DWELLING UNIT,
PROPERTY, OR PREMISES.

(13) ***SUBSECTION 105.3.1 WARRANT.***

DELETE THIS SUBSECTION AND SUBSTITUTE THE FOLLOWING:

105.3.1 PROPERTY OWNER RIGHT OF ENTRY. THE PROPERTY OWNER
SHALL GIVE THE TENANT OR OCCUPANT AT LEAST 24-HOURS WRITTEN OR
VERBAL ACKNOWLEDGED NOTICE PRIOR TO ENTRY FOR REPAIRS OR
INSPECTIONS. EXCEPTION: EMERGENCY SITUATIONS.

(14) ***SUBSECTION 105.6 OFFICIAL RECORDS.***

DELETE THIS SUBSECTION AND SUBSTITUTE THE FOLLOWING:

105.6 DEPARTMENT RECORDS. THE CODE OFFICIAL SHALL KEEP OFFICIAL
RECORDS OF ALL BUSINESS AND ACTIVITIES OF THE DEPARTMENT SPECIFIED
IN THE PROVISIONS OF THIS CODE. SUCH RECORDS SHALL BE RETAINED IN

THE OFFICIAL RECORDS FOR THE PERIOD REQUIRED FOR RETENTION OF
PUBLIC RECORDS.

(15) **SUBSECTION 105.6.1 APPROVALS.**

DELETE THIS SUBSECTION.

(16) **SUBSECTION 105.6.2 INSPECTIONS.**

DELETE THE SENTENCE "THE CODE OFFICIAL SHALL KEEP A RECORD FOR
EACH INSPECTION MADE, INCLUDING NOTICES AND ORDERS ISSUED,
SHOWING THE FINDINGS AND DISPOSITION OF EACH."

(17) **SUBSECTION 105.6.5 FEES.**

DELETE THIS SUBSECTION.

(18) **SECTION 106 – MEANS OF APPEALS.**

DELETE THIS SECTION IN ITS ENTIRETY.

(19) **SUBSECTION 107.1 UNLAWFUL ACTS.**

DELETE THIS SUBSECTION AND SUBSTITUTE THE FOLLOWING:

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

(20) **SUBSECTION 107.3 PROSECUTION OF VIOLATION.**

DELETE THIS SUBSECTION, RENAME, AND SUBSTITUTE THE FOLLOWING:

107.3 ENFORCEMENT AND PENALTIES. A PERSON WHO VIOLATES A
PROVISION OF THIS CODE IS GUILTY OF A MISDEMEANOR AND, UPON
CONVICTION, IS SUBJECT TO A FINE, NOT EXCEEDING \$1,000, OR
IMPRISONMENT, NOT EXCEEDING 30 DAYS, OR BOTH. ALTERNATIVELY, AND
IN ADDITION TO AND CONCURRENT WITH ALL OTHER REMEDIES AT LAW OR
AT EQUITY, THE DEPARTMENT OF INSPECTIONS, LICENSES AND PERMITS
MAY ENFORCE THIS CODE WITH CIVIL PENALTIES AS PROVIDED IN TITLE 24

“CIVIL PENALTIES” OF THE HOWARD COUNTY CODE. A VIOLATION OF THIS
SUBTITLE IS A CLASS B OFFENSE. EACH DAY THAT A VIOLATION CONTINUES
IS A SEPARATE OFFENSE.

(21) ***SUBSECTION 107.4 VIOLATION PENALTIES.***

DELETE THIS SUBSECTION, RENAME, AND SUBSTITUTE THE FOLLOWING:

107.4 REVOCATION. THE DIRECTOR OF THE DEPARTMENT OF
INSPECTIONS, LICENSES AND PERMITS MAY SUSPEND, REVOKE, OR REFUSE
TO RENEW A RENTAL HOUSING LICENSE IF THE CODE OFFICIAL FINDS THAT
AN OWNER OF A PROPERTY HAS VIOLATED A PROVISION OF THIS CODE, THIS
TITLE, OR REGULATIONS THAT IMPLEMENT THIS TITLE IN CONNECTION WITH
THE CONSTRUCTION, MAINTENANCE, ALTERATION, OR REPAIR OF A
PREMISES, PROPERTY, DWELLING UNIT, EQUIPMENT, OR LAND WITHIN
HOWARD COUNTY. THE DIRECTOR MAY REVOKE A RENTAL HOUSING
LICENSE IF IT IS DISCOVERED THAT THE OWNER OR APPLICANT
MISREPRESENTED THEMSELVES OR FALSIFIED RECORDS RELATING TO THE
LICENSE.

(22) ***SUBSECTION 107.5 ABATEMENT OF VIOLATION.***

DELETE THIS SUBSECTION.

(23) ***SECTION 108 - STOP WORK ORDER.***

DELETE THIS SECTION IN ITS ENTIRETY.

(24) ***SUBSECTION 109.1.5 UNSAFE STRUCTURE AND EQUIPMENT.***

DELETE ITEM 9.

(25) ***SUBSECTION 109.2 CLOSING OF VACANT STRUCTURES.***

DELETE THIS SUBSECTION IN ITS ENTIRETY.

(26) ***SUBSECTION 109.2.1 AUTHORITY TO DISCONNECT SERVICE UTILITIES.***

DELETE THIS SUBSECTION.

(27) ***SUBSECTION 109.4.1 FORM.***

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

(II) DELETE ITEMS 5 AND 6.

1 (28) ***SUBSECTION 109.7 PLACARDING.***

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

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

8 (29) ***SUBSECTION 110.4 EMERGENCY REPAIRS.***

9 ADD THE FOLLOWING TO THE END OF THIS SUBSECTION:

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

17 (30) ***SUBSECTION 110.5 COSTS OF EMERGENCY REPAIRS.***

18 DELETE THIS SUBSECTION.

19 (31) ***SUBSECTION 110.6 HEARING.***

20 DELETE THE SECOND SENTENCE AND SUBSTITUTE THE FOLLOWING:

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

25 (32) ***SECTION 111 - DEMOLITION.***

26 DELETE THIS SECTION IN ITS ENTIRETY.

27 (33) ***SECTION 202 GENERAL DEFINITIONS.***

28 (I) **[A] CODE OFFICIAL.**

29 ADD THE FOLLOWING TO THE END OF THIS DEFINITION: “AS USED IN
30 THIS SECTION, THE TERM “CODE OFFICIAL” SHALL MEAN THE

DIRECTOR OF THE DEPARTMENT OF INSPECTIONS. LICENSES AND
PERMITS OR THE DIRECTOR’S AUTHORIZED DESIGNEE.”

- (II) DELETE THE DEFINITION FOR “DWELLING UNIT” AND SUBSTITUTE
THE FOLLOWING:

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

- (III) DELETE THE DEFINITION FOR “OWNER” AND SUBSTITUTE THE
FOLLOWING:

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

- (IV) ADD THE FOLLOWING ALPHABETICALLY WITHIN THIS SECTION:

A. **IMMEDIATE FAMILY.** A PROPERTY OWNER’S PARENT,
CHILD, SIBLING, GRANDPARENT, GRANDCHILD, SPOUSE,
SPOUSE’S PARENT, SPOUSE’S SIBLING, OR SPOUSE’S
GRANDPARENTS. THERE IS NO DISTINCTION BETWEEN
SOMEONE WHO IS ADOPTED, A STEP-PERSON OR NATURAL-

1 BORN. A SPOUSE INCLUDES UNMARRIED ADULTS IN
2 DOMESTIC PARTNERSHIPS.

3 B. **SANITARY CONDITION.** PROMOTING HEALTH AND
4 HEALTHFUL LIVING CONDITIONS BY THE ELIMINATION OF
5 DIRT, FECES, URINE, GARBAGE, AND RUBBISH.

6 C. **THIS CODE.** THE HOWARD COUNTY PROPERTY
7 MAINTENANCE CODE FOR RENTAL HOUSING.

8 (34) ***SUBSECTION 301.3 VACANT STRUCTURES AND LAND.***
9 RENAME SECTION TO “301.3 VACANT STRUCTURES” AND DELETE “OR
10 VACANT LAND” AFTER “THEREOF”.

11 (35) ***SUBSECTION 302.4 WEEDS.***
12 INSERT “12 INCHES” WHERE INDICATED.

13 (36) ***SUBSECTION 302.4.1 BUSHES AND SHRUBS.***
14 ADD NEW SUBSECTION 302.4.1 AFTER SUBSECTION 302.4 AS FOLLOWS:
15 **302.4.1 BUSHES AND SHRUBS.** BUSHES AND/OR SHRUBS SHALL NOT BLOCK
16 OR INTERFERE WITH INGRESS OR EGRESS.

17 (37) ***SUBSECTION 302.4.2 TREES AND BRANCHES.***
18 ADD NEW SUBSECTION 302.4.2 AFTER NEW SUBSECTION 302.4.1 AS
19 FOLLOWS:
20 **302.4.2 TREES AND BRANCHES.** IF, IN THE OPINION OF THE CODE OFFICIAL,
21 DEAD OR DISEASED TREES AND BRANCHES PRESENT A HAZARD TO PERSONS
22 OR PROPERTY, THOSE TREES AND/OR BRANCHES SHALL BE REMOVED.

23 (38) ***SUBSECTION 302.5 RODENT HARBORAGE.***
24 IN THE SECOND SENTENCE, DELETE “EXTERMINATED” AND SUBSTITUTE
25 “ELIMINATED”.

26 (39) ***SUBSECTION 303.2 ENCLOSURES.***
27 REMOVE EXCEPTION 2 IN ITS ENTIRETY AND DELETE “1.” IN FRONT OF
28 “SPAS”.

29 (40) ***SUBSECTION 304.3.1 PREMISES IDENTIFICATION FOR APARTMENTS AND***
30 ***CONDO UNITS.***
31 ADD NEW SUBSECTION 304.3.1 AFTER SECTION 304.3 AS FOLLOWS:

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

(41) ***SUBSECTION 304.14 INSECT SCREENS.***

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

(42) ***SUBSECTION 305.1.1 POTENTIALLY UNSAFE CONDITIONS.***

REMOVE THIS SUBSECTION.

(43) ***SUBSECTION 305.3.1 LEAD-BASED PAINT.***

ADD NEW SUBSECTION 305.3.1 AFTER SUBSECTION 305.3 AS FOLLOWS:

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

(44) ***SUBSECTION 307.1 GENERAL.***

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

(45) ***SUBSECTION 308.2.1 RUBBISH STORAGE FACILITIES.***

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

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

(46) ***SUBSECTION 308.3.1 GARBAGE FACILITIES.***

ADD THE FOLLOWING AT THE END OF THIS SUBSECTION:

EXCEPTION: THE OCCUPANT OF A ONE-FAMILY DWELLING SHALL BE RESPONSIBLE FOR THE SAFE AND SANITARY STORAGE AND REMOVAL OF ALL GARBAGE.

(47) ***SUBSECTION 309.1 INFESTATION.***

- 1 (I) IN THE FIRST SENTENCE DELETE “INSECT” AND SUBSTITUTE “INSECT,
2 VERMIN,”.
- 3 (II) IN THE SECOND SENTENCE:
- 4 A. DELETE “INSECTS OR” AND SUBSTITUTE "INSECTS, VERMIN,
5 OR”
- 6 B. DELETE “EXTERMINATED BY APPROVED PROCESSES” AND
7 SUBSTITUTE “ELIMINATED BY A PROCESS APPROVED BY THE
8 DEPARTMENT OF INSPECTIONS, LICENSES AND PERMITS”.
- 9 (48) ***SUBSECTION 309.1.1 WILDLIFE AND PROTECTED SPECIES.***
10 ADD NEW SUBSECTION 309.1.1 AFTER SUBSECTION 309.1 AS FOLLOWS:
11 **SUBSECTION 309.1.1 WILDLIFE AND PROTECTED SPECIES.** WILDLIFE
12 SHALL BE HANDLED IN ACCORDANCE WITH STATE AND FEDERAL
13 GUIDELINES.
- 14 (49) ***SUBSECTION 309.1.2 OCCUPANT RESPONSIBILITY.***
15 ADD NEW SUBSECTION 309.1.2 AFTER NEW SUBSECTION 309.1.1 AS
16 FOLLOWS:
17 **SUBSECTION 309.1.2 OCCUPANT RESPONSIBILITY.** THE OCCUPANT SHALL
18 PREPARE THEIR DWELLING UNIT FOR PEST CONTROL TREATMENT AS
19 NECESSARY.
- 20 (50) ***SUBSECTION 309.2 OWNER.***
21 DELETE “PRIOR TO RENTING OR LEASING THE STRUCTURE”.
- 22 (51) ***SUBSECTION 309.3 SINGLE OCCUPANT.***
23 DELETE THIS SUBSECTION.
- 24 (52) ***SUBSECTION 309.4 MULTIPLE OCCUPANCY.***
25 DELETE THIS SUBSECTION.
- 26 (53) ***SUBSECTION 309.5 OCCUPANT.***
27 DELETE THIS SUBSECTION.
- 28 (54) ***SECTION 311 STORM SHELTERS.***
29 DELETE THIS SECTION IN ITS ENTIRETY.
- 30 (55) ***SUBSECTION 403.5 CLOTHES DRYER EXHAUST.***

AT THE END OF THE PARAGRAPH, AFTER “INSTRUCTIONS” ADD “AND LOCAL ADOPTED MECHANICAL CODES”.

(56) ***SUBSECTION 403.5.1 DRYER VENTING TRANSITION DUCTS.***

ADD NEW SUBSECTION 403.5.1 AFTER SUBSECTION 403.5 AS FOLLOWS:

403.5.1 DRYER VENTING TRANSITION DUCTS. TRANSITION DUCTS USED TO CONNECT THE DRYER TO THE EXHAUST DUCT SYSTEM SHALL BE A SINGLE LENGTH THAT IS LISTED AND LABELED IN ACCORDANCE WITH UL 2158A. TRANSITION DUCTS SHALL BE A MAXIMUM OF 8 FEET (243 CM) IN LENGTH AND SHALL NOT BE CONCEALED WITHIN CONSTRUCTION.

(57) ***SUBSECTION 404.1 PRIVACY.***

AT THE BEGINNING OF THE SENTENCE, ADD “SLEEPING ROOMS,” BEFORE “DWELLING UNITS”.

(58) ***SUBSECTION 503.4 FLOOR SURFACE.***

DELETE “IN OTHER THAN DWELLING UNITS”

(59) ***SUBSECTION 505.2.1 WATER POTABILITY.***

ADD NEW SUBSECTION 505.2.1 AFTER SUBSECTION 505.2 AS FOLLOWS:

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

(60) ***SUBSECTION 505.3 SUPPLY.***

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

(61) ***SUBSECTION 506.4 SEWAGE BACKUP.***

ADD NEW SUBSECTION 506.4 AFTER SUBSECTION 506.3 AS FOLLOWS:

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

1 (62) ***SUBSECTION 602.2 RESIDENTIAL OCCUPANCIES.***

2 DELETE THE SUBSECTION AND REPLACE WITH THE FOLLOWING:

3 **602.2 RESIDENTIAL OCCUPANCIES.** DWELLINGS SHALL BE PROVIDED WITH
4 HEATING FACILITIES THAT ARE CONTINUOUSLY MAINTAINED, IN GOOD
5 WORKING ORDER, AND CAPABLE OF MAINTAINING A ROOM TEMPERATURE
6 OF 68 DEGREES F (20 DEGREES C) IN ALL HABITABLE ROOMS, BATHROOMS,
7 AND TOILET ROOMS BASED ON THE WINTER OUTDOOR DESIGN TEMPERATURE
8 FOR THE LOCALITY. COOKING APPLIANCES SHALL NOT BE USED, NOR
9 SHALL PORTABLE UNVENTED FUEL-BURNING SPACE HEATERS USED, AS A
10 MEANS TO PROVIDE HEATING TO MEET THE REQUIREMENTS OF THE SECTION.
11 EXCEPTION: IN AREAS WHERE THE AVERAGE MONTHLY TEMPERATURE IS
12 ABOVE 30 DEGREES F (-1 C), A MINIMUM TEMPERATURE OF 65 DEGREES F
13 (18 DEGREES C) SHALL BE MAINTAINED.

14 (63) ***SUBSECTION 602.3 HEAT SUPPLY.***

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

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

18 (64) ***SUBSECTION 602.4 OCCUPIABLE WORK SPACES.***

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

20 (65) ***SUBSECTION 603.2 REMOVAL OF COMBUSTION PRODUCTS.***

21 ADD THE FOLLOWING AS THE SECOND EXCEPTION TO THIS SUBSECTION:

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

24 (66) ***SUBSECTION 604.4 ELECTRICAL PANEL CLEARANCES.***

25 ADD NEW SUBSECTION 604.4 AFTER SUBSECTION 604.3.2.1 AS FOLLOWS:

26 **604.4 ELECTRICAL PANEL CLEARANCES.** MATERIALS SHALL NOT BE
27 STORED IN A MANNER THAT OBSTRUCTS THE ELECTRICAL PANEL OR
28 OTHERWISE CREATES A HAZARD. A CLEAR UNOBSTRUCTED PATH TO THE
29 ELECTRICAL PANEL MUST BE MAINTAINED.

30 (67) ***SUBSECTION 605.2.1 PAINTED RECEPTACLES.***

31 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.

(68) ***SUBSECTION 605.3 LUMINAIRES.***

AFTER “EVERY” INSERT “EXTERIOR EXIT,”.

(69) ***SUBSECTION 607.1 GENERAL.***

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

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

ADD NEW SUBSECTION 701.3 AFTER SUBSECTION 701.2 AS FOLLOWS:

701.3 TESTING AND MAINTENANCE. SPRINKLER SYSTEMS SHALL BE
INSPECTED AT LEAST ANNUALLY BY A MARYLAND STATE-LICENSED
SPRINKLER CONTRACTOR. FIRE ALARM SYSTEMS SHALL BE INSPECTED AT
LEAST ANNUALLY BY AN APPROVED COMPANY OR INDIVIDUAL. INSPECTION
REPORTS AND DEFICIENCY CORRECTION REPORTS MUST BE PROVIDED
ANNUALLY TO THE CODE OFFICIAL.

(71) ***SUBSECTION 702.1.1 EMERGENCY PLANNING.***

ADD NEW SUBSECTION 702.1.1 AFTER SUBSECTION 702.1 AS FOLLOWS:

702.1.1 EMERGENCY PLANNING. THE ADMINISTRATION OF EVERY
RESIDENTIAL CARE FACILITY OR ASSISTED LIVING FACILITY SHALL HAVE A
PLAN IN EFFECT TO PROTECT INDIVIDUALS IN THE EVENT OF A FIRE. THE
PLAN SHALL BE IN WRITING AND SHALL BE AVAILABLE TO ALL SUPERVISORY
PERSONNEL. THE PLAN SHALL BE AMENDED TO ENSURE THE SAFETY OF ALL
RESIDENTS AND SHALL BE AMENDED OR REVISED AS THE RESIDENTS OR
THEIR NEEDS CHANGE. STAFF SHALL BE INSTRUCTED OF THEIR DUTIES AND
RESPONSIBILITIES UNDER THE PLAN AND A RECORD OF SUCH INSTRUCTIONS
SHALL BE MAINTAINED. A COPY OF THE PLAN SHALL BE READILY
AVAILABLE AT ALL TIMES WITHIN THE FACILITY.

(72) ***SUBSECTION 702.5 ARRANGEMENT.***

ADD NEW SUBSECTION 702.5 AFTER SUBSECTION 702.4 AS FOLLOWS:

702.5 ARRANGEMENT. THE REQUIRED PATH OR TRAVEL FROM ANY ROOM
SHALL NOT BE THROUGH ANOTHER ROOM THAT IS NOT UNDER THE

1 IMMEDIATE CONTROL OF THE OCCUPANT OF THE FIRST ROOM OR THROUGH A
2 BATHROOM OR OTHER SPACE SUBJECT TO LOCKING.

3 (73) ***SUBSECTION 704.4 REMOVAL OF OR TAMPERING WITH EQUIPMENT.***

4 AFTER "NECESSARY REPAIRS.", INSERT "ANY TENANT OR OCCUPANT
5 TAMPERING OR INTERFERING WITH THE EFFECTIVENESS OF A SMOKE ALARM
6 IS IN VIOLATION OF THIS CODE.".

7 (74) ***SUBSECTION 704.8 SPRINKLERS.***

8 ADD NEW SUBSECTION 704.8 AFTER SUBSECTION 704.7 AS FOLLOWS:

9 **704.8 SPRINKLERS.** SPRINKLERS SHALL BE CLEAN AND FREE FROM
10 CORROSION, PAINT, AND DAMAGE. KITCHEN SUPPLIES OR STORAGE STOCK
11 SHALL BE AT LEAST 18 INCHES BELOW SPRINKLER DEFLECTORS.

12 (75) ***SECTION 706 STORAGE OF HAZARDOUS MATERIALS.***

13 ADD NEW SECTION 706 AFTER SECTION 705 AS FOLLOWS:

14 **SECTION 706 STORAGE OF HAZARDOUS MATERIALS.**

15 **706.1 HAZARDOUS MATERIALS.** UNLESS STORAGE COMPLIES WITH THE
16 APPLICABLE REQUIREMENTS OF THE HOWARD COUNTY BUILDING CODE
17 AND THE HOWARD COUNTY FIRE PREVENTION CODE, A PERSON SHALL NOT
18 STORE OR ACCUMULATE:

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

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

22 **706.2 STORAGE OF VEHICLES THAT CONTAIN HAZARDOUS MATERIALS.**

23 IN A COMMON AREA OF A MULTI-FAMILY DWELLING OWNED BY ONE
24 PERSON, PATIO, BALCONY, HALLWAY, OR STAIRWELL OF A STRUCTURE OR
25 PREMISES, A PERSON SHALL NOT STORE OR ACCUMULATE A MOTORCYCLE,
26 MOPED, GASOLINE-POWERED LAWNMOWER, OR OTHER SIMILAR EQUIPMENT
27 THAT MAY CONTAIN A HAZARDOUS MATERIAL INCLUDING, WITHOUT
28 LIMITATION, GASOLINE.

29 **706.3 STORAGE OF ITEMS AND EQUIPMENT IN MULTI-FAMILY**

30 **DWELLINGS, HOTELS/MOTELS.** ALL AREAS OF EGRESS, COMMON TRAVEL

1 AND REFUGE SHALL BE FREE OF STORAGE, FURNISHINGS, DECORATIONS
2 AND/OR OBSTRUCTIONS.

3 **706.4 STORAGE IN SPRINKLER EQUIPMENT ROOMS.** SPRINKLER
4 EQUIPMENT ROOMS MAY NOT BE USED AS STORAGE ROOMS.

5 **706.5 STORAGE AND USE OF OPEN FLAME/FUEL FIRED EQUIPMENT.** A
6 PERSON SHALL NOT USE OR STORE OPEN FLAME/FUEL FIRED EQUIPMENT
7 INSIDE OR WITHIN 15 FEET OF A MULTI-FAMILY DWELLING.

8 (76) ***APPENDIX A - BOARDING STANDARD.***

9 DELETE APPENDIX A, BOARDING STANDARD, IN ITS ENTIRETY.

10 (77) ***APPENDIX B - BOARD OF APPEALS.***

11 DELETE APPENDIX B, BOARD OF APPEALS, IN ITS ENTIRETY.

12
13 **TITLE 14. LICENSES, PERMITS AND INSPECTIONS.**

14 **SUBTITLE 9. RENTAL HOUSING LICENSE.**

15
16 **Section 14.900. Definitions.**

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

18 (h) “*Howard County Property Maintenance Code for Rental Housing*” means the
19 International Property Maintenance Code, 2024[[2021]] Edition, as adopted in Title 3,
20 Subtitle 7 of the Howard County Code.

21
22 ***Section 2. And Be It Further Enacted by the County Council of Howard County,***
23 ***Maryland, that this Act shall become effective 61 days after its enactment.***



HOWARD COUNTY DEPARTMENT OF INSPECTIONS, LICENSES AND PERMITS

3430 Courthouse Drive

■ Ellicott City, Maryland 21043 ■


410-313-2433

Robert J. Frances, P.E., Director
bfrances@howardcountymd.gov

FAX 410-313-3298
TDD 410-313-2323

Date: March 27, 2025

To: Brandee Ganz, Chief Administrative Officer
Department of County Administration

From: Robert Frances, P.E., Director 
Department of Inspections, Licenses, & Permits

Subject: Testimony Regarding Adoption of 2024 Building Codes, 2024 International Plumbing Code, 2024 Swimming Pool and Spa Code and 2024 Property Maintenance Code for Rental Housing

The Department of Inspections, Licenses, & Permits has proposed legislation to adopt the 2024 version of the Howard County Building Code. The intent of this legislation is to update the model codes used as the basis of the Howard County Building Code, to the most recent editions. This will keep Howard County up to date with the latest codes and standards that are being used in the construction industry. All the codes that are proposed can be viewed online with links provided on the Howard County website.

This adoption will include the 2024 Editions of the following model codes; International Building Code, International Residential Code, International Plumbing Code, International Energy Conservation Code, International Mechanical Code, International Swimming Pool and Spa Code, and the International Property Maintenance Code scoped to apply to rental properties and older buildings that may have structural concerns. The amendments as proposed enable us to stay current with the most up to date construction codes and allow us to maintain our current construction practices.

The most significant amendments and changes to the current code are:

- 1) Adoption of the 2024 International Energy Conservation Code will result in 7.80% energy savings, over the 2021 version, as determined by the Department of Energy.
- 2) The County has been mandated by State law to adopt the current version of the International Swimming Pool and Spa Code for all commercial and residential pool installations.
- 3) Language was added to clarify exemptions for permits to exclude any structure located within the floodplain. There will not be any exemptions as this is a requirement from FEMA.
- 4) To update codes that deal with the new federal mandate for flammable A2L refrigerants.

Fiscal Impact

The adoption of these updates to the 2024 International Codes will not have any fiscal impact on the County. There will not be a need for additional staff to enforce these requirements at this time. All training will be handled within the Department's normal training and certification methods.

If you have any questions, please feel free to contact me on extension x3946.

CC: Don Mock, P.E., Chief of Plan Review
Jennifer Sager, County Administration

BY THE COUNCIL

This Bill, having been approved by the Executive and returned to the Council, stands enacted on July 8, 2025.

Michelle R. Harrod
Michelle R. Harrod, Administrator to the County Council

BY THE COUNCIL

This Bill, having been passed by the yeas and nays of two-thirds of the members of the Council notwithstanding the objections of the Executive, stands enacted on _____, 2025.

Michelle R. Harrod, Administrator to the County Council

BY THE COUNCIL

This Bill, having received neither the approval nor the disapproval of the Executive within ten days of its presentation, stands enacted on _____, 2025.

Michelle R. Harrod, Administrator to the County Council

BY THE COUNCIL

This Bill, not having been considered on final reading within the time required by Charter, stands failed for want of consideration on _____, 2025.

Michelle R. Harrod, Administrator to the County Council

BY THE COUNCIL

This Bill, having been disapproved by the Executive and having failed on passage upon consideration by the Council stands failed on _____, 2025.

Michelle R. Harrod, Administrator to the County Council

BY THE COUNCIL

This Bill, the withdrawal of which received a vote of two-thirds (2/3) of the members of the Council, is withdrawn from further consideration on _____, 2025.

Michelle R. Harrod, Administrator to the County Council