

## O-40-25

### Establishing a 12-Month Moratorium on New Short-Term Rental Licenses

#### AMENDMENT 1A – ALDERMAN SAVIDGE

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#### Amendment Summary:

This amendment simplifies and replaces the residency verification requirements originally proposed in Amendment 1 for the 12-month short-term rental moratorium.

- **Definition of "Primary Residence":** Establishes a clear standard that an owner must occupy the property for at least six months within a 12-month period to qualify as a primary resident.
  - **Reduced Documentation Burden:** Replaces the three-category system (which required multiple specific documents like deeds and 12-month utility history) with a more flexible two-document requirement:
    - One government-issued photo ID.
    - One supporting document linking the owner to the address (e.g., utility bill, tax return, or voter registration).
  - **Military Provisions:** Streamlines the process for active-duty, reserve, or National Guard members by allowing them to use military identification and documentation of their assigned residence as proof.
  - **Legislative Cleanup:** Strikes several lines of the original amendment to ensure the new, simplified language is the sole standard for "Owner-Occupied" units.
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#### Second Degree Amendment to Amendment 1

#### MOTION:

- 1) Strike beginning with "Reside primarily" down through "leap year." and substitute:  
"Reside primarily" means a dwelling unit where the owner occupies the property for at least six months within a 12-month period.";
- 2) And strike beginning with "The owner has" down through "the subject property in the City of Annapolis." and substitute:

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**Explanation:** ~~Strikethrough~~ indicates matter stricken from existing amendment.  
Underlining & blue – amendment  
Underline & green – change to an amendment

"The owner shall provide documentation demonstrating residency at the property, consisting of:

- i. one government-issued photo identification; and
  - ii. one document linking the owner to the property address, such as a utility bill, a state ownership record, a voter registration card, or a Maryland income tax return listing the property as the primary residence.
- c. Military service members, including active-duty, reserve, or national guard members, may provide military identification and documentation of assigned residence.".

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## As the Change Would Look in the Legislation

This is solely for showing changes & is *not* part of the Amendment Motion.

### SECTION I: BE IT ESTABLISHED AND ORDAINED BY THE ANNAPOLIS CITY COUNCIL that:

1. No new licenses for short-term rentals shall be issued by any department or agency of the City of Annapolis for a period of 12 months following the effective date of this ordinance.
2. This moratorium shall not apply to the renewal of existing and valid short-term rental licenses issued prior to the effective date of this ordinance, so long as such license holder is in full legal compliance at the time of renewal.
3. Any application for a new short-term rental license submitted but not yet approved prior to the effective date of this ordinance shall not be processed or approved during the moratorium period.
4. This moratorium shall not apply to "Owner-Occupied" units, which are defined for the purposes of this moratorium as follows:

*[ORIGINAL Amendment is in blue. Original ordinance is in black.]*

- a. The record owner of the property must reside primarily at the licensed property in the City of Annapolis.

“Reside primarily” is defined for the purposes of this moratorium as follows: the subject property is considered the owner’s principal residence if the owner is physically present there for more than 50% of the calendar year, which equates to 183 days in a standard year or 184 days in a leap year.
- b. ~~The owner must physically occupy the licensed property for at least six out of twelve months during the licensed period;~~

“The owner has provided proof of residency in the Owner-Occupied building located in the City of Annapolis, pursuant to each of the following categories (the applicant must provide the required documentation from every category):

Category A — Proof of Property Ownership.

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~~An applicant must provide proof of property ownership as verified by Maryland's State Department of Assessments and Taxation (SDAT), which shall include, but may not be limited to:~~

- ~~i. A certified copy of the recorded deed showing the applicant as the record owner of the subject property in the City of Annapolis; and~~
- ~~ii. An SDAT Real Property Search printout explicitly displaying a "Principal Residence" status of "YES" for the subject property in the City of Annapolis; and~~

~~Category B — State or U.S. Military-issued Identification.~~

~~An applicant must provide at least one of the following:~~

- ~~i. A valid Maryland Driver's License displaying the address of the subject property in the City of Annapolis; or~~
- ~~ii. A Maryland Vehicle Administration Identification Card displaying the address of the subject property in the City of Annapolis; or~~
- ~~iii. If the applicant is in active military status and cannot provide a valid Maryland Driver's License displaying the address of the subject property in the City of Annapolis and/or a Maryland Vehicle Administration Identification Card displaying the address of the subject property in the City of Annapolis, both of the following must be provided:
 
  - ~~1) A valid, unexpired Common Access Card issued by the U.S. military, and~~
  - ~~2) A "State of Legal Residence Certificate"; and~~~~

~~Category C — Residency Corroboration.~~

~~An applicant must provide at least two of the following:~~

- ~~i. A utility bill (electric, gas, or water) issued within the last 60 days, where both the service address and billing match the address of the subject property in the City of Annapolis; the bill must include the 12-month usage history graph; or~~
- ~~ii. A copy of the most recent Maryland Resident Income Tax Return or tax transcript displaying the address of the subject property in the City of Annapolis; or~~
- ~~iii. A current Maryland voter registration card displaying the address of the subject property in the City of Annapolis; or~~
- ~~iv. An active Maryland Vehicle Registration displaying the address of the subject property in the City of Annapolis."~~

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- ~~c. The owner has provided documentation to show residency at the licensed property in the form of:
  - ~~i. Driver's license and vehicle registration; and~~
  - ~~ii. Proof of property ownership as designated by the State Department of Assessments and Taxation.~~~~
- ~~d. If the owner is in active military status, an appropriate identification document issued by the U.S. military showing current residency.~~

*[2nd Degree Amendment (green) replacement in original Amendment 1]*

- a. The record owner of the property must reside primarily at the licensed property in the City of Annapolis.  
  
“Reside primarily” means a dwelling unit where the owner occupies the property for at least six months within a 12-month period.
- b. The owner shall provide documentation demonstrating residency at the property, consisting of:
  - i. One government-issued photo identification; and
  - ii. One document linking the owner to the property address, such as a utility bill, a state ownership record, a voter registration card, or a Maryland income tax return listing the property as the primary residence.
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