

IMPORTANT MESSAGE

MONTGOMERY COUNTY GOVERNMENT, Chapter 29 Code:

Montgomery County law requires residential rental properties to be licensed in accordance with Chapter 29, Landlord-Tenant Relations, Montgomery County Code. Before a property can be offered for rent in Montgomery County, the owner must obtain a rental license.

Montgomery County issue multi-family and single-family licenses.

A **Multi-family** license is required for:

- Apartment complexes;
- Accessory Apartments (a completely independent living facility with separate cooking, eating, sanitation and sleeping facilities) that is either in or added to an existing single-family dwelling or in a separate accessory structure on the same lot as an existing dwelling; and
- Mobile home developments

A **Single-family** license is required for the following:

- Detached single-family homes;
- Townhouses, Back-to-Back, Duplex, Quadraplex; and
- Individually owned and rented units located in a condominium or cooperative apartment building

There is a Rental Facility License Fee which is due if the property is rented for any portion of a licensing year. The licensing year runs from July 1 through June 30 of the following year. The fee is not prorated and is an annual fee.

Transfers and/or changes in ownership or management of residential property must be reported to the Licensing and Registration Unit of the Department of Housing and Community Affairs (DHCA) with 10 days. Failure to report changes within this time frame may result in revocation of the current Rental License or denial of an application for a renewal.

Effective October 1, 2004, all residential rental property will have to meet the requirements of the state Lead Poisoning Prevention Program in order to be licensed. Properties built before January 1, 1950 will have to provide proof to Licensing and Registration of their registration with the Maryland Department of Environment (MDE) and a photocopy of the passed Lead Inspection Certificate. Further information is available from MDE at www.mde.state.md.us or from Licensing Unit at 240-777-3666.

Property owners who do not comply can be subject to a \$500 fine. For further information, contact the Montgomery County Department of Housing and

Community Affairs/Licensing & Registration Unit at 240-777-3666 or visit www.montgomerycountymd.gov/dhca.

County law does not apply to homes within the incorporated Municipalities of City of Gaithersburg, Town of Garrett Park, City of Rockville, City of Takoma Park, Town of Laytonsville, Town of Poolesville or Town of Barnsville.