

FACT FINDER

Rental Housing Licenses and Inspections Ensure Safety and Comfort

Since 1965, Howard County Housing Inspectors have enforced Housing Code standards by inspecting and licensing rental housing units.

WHEN A RENTAL LICENSE IS REQUIRED

Every dwelling or dwelling unit in Howard County which is not occupied solely by the owner or owner's immediate family must be licensed. A license is also required if more than one boarder, roomer or renter occupies the dwelling with the owner. This requirement applies whether or not rent money changes hands.

Rental Licenses ensure that the Howard County Property Maintenance Code standards are met. The requirement applies to apartments, individually owned condominiums, duplexes, mobile homes, single family homes and town homes, hotels, motels, assisted living unit and facilities.

WHAT TO DO BEFORE APPLYING

Out-of-state owners must designate a local agent.

Make sure sleeping areas located in the basement or any other area of the unit meet egress requirements.

Generally, an operable exterior window meeting certain minimum dimensions for rescue and ventilation is required in every bedroom.

Smoke detectors are required on each level of the dwelling unit including the basement. The smoke detectors in the basement and first floor are typically located near the stairs. The smoke detector on the level where sleeping rooms are located should be installed as close to the bedrooms as possible; typically, the hallway leading to the bedrooms. Bedrooms located in other parts of the dwelling must also have a smoke detector outside (in the vicinity of) the bedroom door. In addition to these smoke detectors, one smoke detector must be located inside each bedroom.

In single family homes constructed before smoke detectors were required, 10-year sealed lithium battery smoke alarms are all that is required. In single family homes constructed after smoke detectors were required it is possible that smoke detectors may be electrically operated. If the dwelling unit was constructed with electric smoke detectors(s) they must be maintained throughout the life of the dwelling. In some cases it will be necessary to install 10-year sealed lithium battery smoke alarms to supplement the electric smoke detectors.

All multi-family buildings, regardless of the date of construction, are required to have electrically operated smoke detectors. This includes garden apartments, condominiums, hotels and motels.

Call (410) 313-1830 for more information.

HOW TO APPLY AND WHAT TO EXPECT

A property owner or authorized agent of the property owner may request a Rental License Application by mail or at the Department of Inspections, Licenses and Permits counter on the first floor the George Howard Building (3430 Courthouse Drive, Ellicott City).

After the owner or agent returns the completed application with the required fee, the Department sends a letter requesting that the responsible person contact the Housing Inspector to arrange an appointment for inspection of the unit. Occupancy is prohibited until the unit has been inspected and the license is approved.

Appointments are frequently available within one week of filing the application.

The Inspector looks for the following:

- Maintenance and proper installation of smoke detectors;
- Proper light and ventilation;
- Maintenance of gutters and downspouts;
- Properly installed and maintained heating facilities, water heater, and electrical wiring;
- Proper location of exit(s)
- Maintenance of fire extinguishers, sprinkler systems, and other fire protection features in multi-family buildings;
- Sanitary conditions

The Inspector records deficiencies such as:

- Structural deterioration (such as holes in walls, windows, floors, deteriorated foundations, chimneys);
- Accumulation of garbage or rubbish on the grounds or in the dwelling unit;
- Insect or rodent infestation;
- Dangerous storage of flammable liquids, gas or combustible material;
- Overcrowding; and
- Unsanitary conditions.

If there are no deficiencies, the Inspector will give an approved copy of the rental license application form to the owner or agent and simultaneously notifies the Permits Office that the Rental License can be issued. If deficiencies are discovered, the Inspector gives a list of them to the owner or agent, determines a time limit for correction and sets a date for reinspection.

SCHEDULE OF FEES FOR LICENSES

APARTMENT COMPLEXES:

.....\$93.50 per unit

MOTELS, HOTELS, DORMITORIES, ROOMERS, SHELTERED CARE:

.....\$55 per room

SINGLE UNITS such as single family detached, single family attached, individually owned condominiums, duplexes, mobile homes, house sharing:

.....\$93.50 per unit

ASSISTED LIVING:

.....\$93.50 per sleeping room

RENTAL LICENSE DURATION

Licenses are issued for a two year period.

OWNERS ARE REQUIRED TO KEEP THEIR INFORMATION CURRENT

Owners/agents must notify the Department if the property is sold, becomes unoccupied, or is reoccupied by the owner during the term of the license.

FOR MORE INFORMATION

Copies of the *Property Maintenance Code Local Amendments* are available from:

Department of Inspections, License and Permits
3430 Court House Drive
Ellicott City, MD 21043

Licenses..... (410) 313-2455 then press 4

Inspections..... (410) 313-1830

FAX (410) 313-3298

TT..... (410) 313-2323

VISIT OUR WEBSITE www.howardcountymd.gov