

- C. Provide evidence that the Transient Vacation Rental Unit complies with the Building or Life Safety Codes, as follows:
- (1) All new construction as a Transient Vacation Rental Unit shall comply with the International Residential Building Code; and
 - (2) All new and existing Transient Vacation Units shall be equipped with:
 - (i) A proper egress for each bedroom; and
 - (ii) An emergency exit plan; and
 - (iii) A wall mounted fire extinguisher in the kitchen area; and
 - (iv) Operable smoke alarms in each bedroom and an additional one per floor of the unit.
- D. Upon approval by the Health Department, the Office of Licensing and Enforcement Management will review the registration application and conduct an inspection of the Transient Vacation Rental Unit to determine compliance with the provisions of the Ordinance. A property complying with the terms of the Ordinance shall then be registered as a Transient Vacation Rental Unit in the County.

5. **Licensing.** Upon approval of the registration and payment of the biennial license fee to the Office of Licensing and Enforcement Management of the County:

- A. The Owner of the property shall be issued a Transient Vacation Rental Unit License and will be required to biennially obtain approval and renew the license with the Office of Licensing and Enforcement Management;
- B. The Owner or subsequent Owner of any Transient Vacation Rental Unit that ceases or fails to renew a license for a period of two consecutive years shall then be subject to all requirements set forth in the Deep Creek Lake Zoning Ordinance prior to re-obtaining a Transient Vacation Rental Unit license;
- C. The Owner of the property shall be required annually to obtain approval from the Garrett County Health Department indicating compliance with all codes, regulations and requirements administered by the Garrett County Health Department regarding drinking water, sanitary sewage disposal, swimming pools and hot tubs/spas;
- D. The Owner of the property shall be required to pay all administrative fees as established from time to time by the County and the Health Department for the license to be issued in respect to the property. The fees for registration, re-registration, license and appeals shall be accordance with a fee schedule adopted

by resolution of the County Commissioners upon the enactment of this ordinance, or as such schedule may be amended by resolution of the County Commissioners.

6. **Other Requirements.** The property Owner, upon satisfying the terms and conditions of this Ordinance and the registration and licensing requirements as implemented by the Office of Licensing and Enforcement Management and, upon payment of all fees required by the terms of this Ordinance, shall be issued a biennial license for the Transient Vacation Rental Unit, subject to the following:

A. The maximum occupancy of any and all Transient Vacation Rental Units approved pursuant to the provisions of the Zoning Ordinance as a Transient Vacation Rental Unit after August 5, 2003 shall not exceed the maximum occupancy as set forth and defined in the Zoning Ordinance;

B. The maximum occupancy of any and all Transient Vacation Rental Units established prior to August 5, 2003, shall be subject to the same limitations as contained in §6A above unless the owner or agent can provide documentation of a pre-existing occupancy precedent;

C. Subleasing of Transient Vacation Rental Units shall be prohibited;

D. No Transient Vacation Rental Unit or grounds, dwellings, or accessory structures shall be used for any commercial purpose;

E. Any Transient Vacation Rental Unit or grounds, dwellings, or accessory structures used for any wedding, reception, banquet, corporate retreat, fundraiser, or similar activity shall comply with all requirements and/or policies set forth by the Office of Licensing and Enforcement for such an event;

F. Parking shall be provided by the Owner of any Transient Vacation Rental Unit, approved as a Transient Vacation Rental Unit after August 5, 2003, in accordance with the Zoning Ordinance.

G. Parking shall be provided by the owner of any Transient Vacation Rental Unit established prior to August 5, 2003, pursuant to the standard set forth in §6F above unless said owner is unable to physically accommodate or is restricted by provisions of their Condominium by-laws to provide the appropriate number of parking spaces on the premises of the unit, the owner or their agent may then be required to:

(1) Provide additional off-site parking for the occupants; or

(2) Provide parking permits to the occupants in accordance with the number of parking spaces designated to the Transient Vacation Rental Unit for on premise parking; and

- (3) Notify rental occupants of this requirement.
- H. Noise levels on the property and premises of the Transient Vacation Rental Unit shall not constitute a nuisance. Standard quiet hours are considered to be 11:00 p.m. to 8:00 a.m.;
- I. The property and premises of the Transient Vacation Rental Unit shall be equipped with a bear proof enclosure and a sufficient number of bear proof trash containers to accommodate the unit; and
 - (1) Trash must be kept in a bear proof enclosure; and
 - (2) All trash placed outside the unit must be secured inside bear proof containers
 - (3) A community using a common dumpster for trash disposal will be considered in compliance with this section providing:
 - (i) The dumpster is a bear proof trash container; and
 - (ii) Any trash is placed outside the Transient Vacation Rental Unit shall be secured inside bear proof trash containers
- J. The Owner of the Transient Vacation Rental Unit shall pay all taxes having application to the use of the property as a Transient Vacation Rental Unit;
- K. A summary of all conditions, restrictions, and limitations imposed by this Ordinance or by any regulation adopted by any governmental agency concerning the use or occupancy or the physical condition of the Transient Vacation Rental Unit shall be included in any written lease or agreement between the Owner of the property and any tenant of the Transient Vacation Rental Unit; and
- L. The Owner of the property shall comply with all codes, regulations, or requirements of the Garrett County Health Department regarding drinking water, sanitary sewage disposal, or other health regulations of that Department.
- M. The Owner or the Owners Agent of the property shall notify the Office of Licensing and Enforcement Management upon any transfer and/or sale of property containing a Transient Vacation Rental.
- N. A Transient Vacation Rental Unit License is transferable only upon registration of the new owner within 30 days of the property settlement date.

7. **Declination, Suspension or Revocation.** The Office of Licensing and Enforcement Management may decline to issue, may suspend or revoke a Transient Vacation Rental Unit license based upon any of the following:

- A. Any false, inaccurate, incomplete, or incorrect statement in any registration or