



Mary Flynn, *Mayor*
Barney Rush, *Vice Mayor*
Cecily Baskir, *Secretary*
Scott Fosler, *Treasurer*
Joel Rubin, *Community Liaison*

July 11, 2017

Montgomery County Council
Council Office Building
100 Maryland Avenue, 4th Floor
Rockville, MD 20850

RE: Zoning Text Amendment – Short Term Residential Rentals

Dear County Council members,

On behalf of the Town Council, I would like to share our observations regarding the County's proposed ZTA 17-03 and Bill 2-16. In summary, the Town supports the allowance of short-term residential rentals within the County and agrees that appropriate standards and regulations should accompany such uses.

First, we request that the requirement for a property owner to notify neighbors and the municipality of short-term rentals be included in both the ZTA (so that it is a condition of use) and the Bill. We also request that this standard be expanded to require that 1) an applicant submit signatures from the neighbors and municipality showing that they were notified on a form that includes their names, addresses, and contact information, and 2) the County notify municipalities that licenses have been issued, which will complete the circuit of notification.

Second, we request that another limited use standard be included in both the ZTA and the Bill; specifically, that abutting and confronting neighbors be provided with an emergency contact person if a short-term rental is occurring and the owner is not present.

Finally, we request that Bill 2-16 include provisions for ensuring that property owners obtain a license to use their property as a short-term rental. The bill also should include provisions that go beyond self-regulation, including preapproval inspections and proactive enforcement by the County. These additional parameters will help to ensure that short-term residential rentals provide lawful and safe living situations.

Thank you for your consideration of our comments.

Sincerely,

Mary Flynn
Mayor