

## **TVRU FREQUENTLY ASKED QUESTIONS**

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### **WHAT IS A TRANSIENT VACATION RENTAL UNIT?**

"Transient Vacation Rental Unit" shall mean a building offering complete living facilities under one roof provided that a maximum of 8 bedrooms (unless a greater number of bedrooms lawfully existed prior to August 5, 2003) and a maximum occupancy of two persons per bedroom plus four additional persons will be permitted on the property and that the living facilities are rented on the

basis of a 14-day period or less to guests. All living facilities must be incorporated into the principal structure and no living quarters may be installed in accessory buildings, unless such quarters lawfully existed prior to August 5, 2003.

### **[DO I NEED A TRANSIENT VACATION RENTAL UNIT LICENSE?](#)**

If you are the owner of a Transient Vacation Rental Unit as defined above in the Deep Creek Watershed, you will need to obtain a license prior to renting the unit. However, while the initial registration and licensing takes place, you may continue to rent as you have in the past without the license.

### **[HOW DO I GET A LICENSE?](#)**

To obtain a license, the owner or owner's agent needs to contact the Office of Licensing and Enforcement for a registration packet. The packet will explain the details of obtaining the license. For more information on the process click [here](#).

### **[WHAT IS THE COST OF A LICENSE?](#)**

To register a Transient Vacation Rental Unit a fee of \$50.00 will be charged. Additionally, the cost of a biennial license is \$200.00. The Garrett County Health Department is a State Agency and requires a separate inspection for water and health issues. As a courtesy and to streamline the process, this office collects their fee, \$150.00 biennial and forwards it to them. Therefore, the owner or their agent will be required to pay \$400.00 to initially obtain the license. Thereafter, when a license is renewed, the owner or their agent will be required to pay \$350.00 biennially.

### **[CAN I TRANSFER A TRANSIENT VACATION RENTAL UNIT LICENSE?](#)**

Yes, however the new owner must register for a new license under their name. This is required within 30 days of the property transfer. However, they will only need to pay a \$25.00 re-registration fee. The license will expire on the normal date of expiration.

### **WHO IS AN OWNER'S AGENT?**

An owner's agent is an individual, firm, or organization appointed, in writing, to act for and on behalf of the Owner in respect to the Owner's duties and obligations under the terms of the Transient Rental Unit Ordinance.

### **WHAT ARE THE HEALTH DEPARTMENT REQUIREMENTS?**

The Health Department wants to ensure that there are adequate facilities present on the property to protect the public health and safety. The Health Department will require testing of water to check for compliance with all state codes, regulations and requirements administered by the Garrett County Health Department regarding drinking water, sanitary sewage disposal, swimming pools and hot tubs/spas.

### **ARE WE REQUIRED TO HAVE THE HEALTH DEPARTMENT PHYSICALLY DO THE WATER**

### **TEST?**

No. You may hire any Maryland State certified water sampler and have the test done by any Maryland State certified laboratory for bacteriological analysis and have the results forwarded to the Health Department.

### **HOW OFTEN DO I NEED TO RENEW MY LICENSE?**

Your license must be renewed biennially. The date of expiration is located on the license. A packet will be sent out approximately 60-90 days prior to that expiration. In order not to delay the issuance of your license, you must return your renewal packet at least 30 days prior to expiration.

### **What is considered a noise nuisance?**

A noise disturbance means any steady or impulsive noise occurring on either a continuous or intermittent basis that is unpleasant, annoying, offensive, loud or obnoxious that is unusual for the time of day at the location where it is produced or heard. A loud radio or music, yelling, shouting, racing an engine, horn blowing and banging could all be examples of a noise nuisance. All units should observe quiet hours between 11:00 p.m. and 8:00 a.m.

### **WHAT IS CONSIDERED "BEAR PROOF"?**

The ordinance defines a bear proof trash enclosure as an enclosure designed for the storage of trash containers between collection times that prevents access to garbage by bears and wildlife. It should be an enclosed structure containing four walls and a roof, with one side accommodating a door. The latching device must be of sufficient strength and design as to prevent access by bears and wildlife. The ordinance also defines a bear proof trash container as a fully enclosed container with a lid that is inaccessible to bears and wildlife. The lid must fit tightly and have a latching mechanism of sufficient strength and design as to prevent access by bears and wildlife. Any container overfilled so as to prevent latching is not a bear proof container.

### **WHAT IS AN EMERGENCY EXIT PLAN?**

An emergency exit plan is simply a diagram of the ground floor of the unit with the exits marked. It does not have to be to scale. An example has been posted on this website.

### **WHAT IS PROPER EGRESS FOR A BEDROOM?**

Sleeping rooms in every dwelling shall have at least one operable window or door approved for emergency escape or rescue that shall open directly into a public street, public alley, yard, or exit court. The emergency door or window shall be operable from the inside to provide a full, clear opening without the use of separate tools.

### **MY COMMUNITY HAS A DUMPSTER FOR TRASH, WILL THAT SATISFY THE TRASH REQUIREMENTS?**

Yes. As long as the trash is disposed of at the dumpster and not left outside the Transient Vacation Rental Unit. The dumpster should have a latching lid to prevent access by bears.

### **WHERE SHOULD MY FIRE EXTINGUISHER BE LOCATED?**

Kitchen Fire Extinguishers that can't be found or seen are useless. The ordinance requires kitchen fire extinguishers to be visible (meaning they must be in plain view; not located behind a door or in another room). Please do not mount the fire extinguisher too close to the stove – in the event of a fire the extinguisher may not be reachable.

*NOTE: FIRE EXTINGUISHER SHOULD BE RATED MULTIPURPOSE IN ORDER TO PUT OUT BURNING PAPER/WOOD PRODUCTS, FLAMMABLE LIQUIDS (i.e. GREASE/COOKING OIL), AND ELECTRICAL FIRES.*

**[CAN MY RENTAL UNIT BE RENTED FOR A WEDDING?](#)**

Yes. However, it must be approved by the Office of Licensing and Enforcement at prior to the event. A link to the application form and list of requirements can be found on the main web site.

**[HOW DO I FILE A COMPLAINT ABOUT A TRANSIENT VACATION UNIT?](#)**

You may file a complaint on a transient vacation rental unit with the Licensing and Enforcement Office. Most common complaints are noise, parking and trash. For further information on filing a complaint, click here.

**[CAN I APPEAL DECISIONS MADE BY THE OFFICE OF LICENSING & ENFORCEMENT?](#)**

Yes. The Owner of any property who seeks to register, license, or is registered or licensed under the terms of this Ordinance, who is aggrieved by any officer, department, or board of the County affected by the decision of the Licensing and Enforcement Office in respect to registration or licensing of a Transient Vacation Rental Unit under the terms of this Ordinance may appeal to the Transient Vacation Rental Unit Board of Appeals. The cost of an appeal is \$150.00, for further information please click here.

**[WHO DO I CONTACT WITH ADDITIONAL QUESTIONS?](#)**

You may contact the Office of Licensing and Enforcement Management during regular business hours at (301) 334-1920. You may send an e-mail to [pkelly@garrettcounty.org](mailto:pkelly@garrettcounty.org) or write to the Licensing and Enforcement Office, 203 S. Fourth Street, Room 210, Oakland, MD 21550.