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LOWER EASTERN SHORE ACTIVITY

Hi All,

Very slow week. I've scanned the agendas and minutes for the Lower Shore and not much is popping out at me.

Some updates from Annapolis: HB671 which would make replacing or getting a septic in some areas of the Lower Shore impossible has been withdrawn by the sponsor.

HB24, which allows for non-critical areas to take from the Bay Restoration Fund to hook into local sewer and water has had its hearing cancelled.

HB1466, the bill which is a MR priority bill, has been introduced and makes building ADUs on private property much easier.

HB124, which allows a seller to rescind a contract of sale if a buyer does not disclose if they have an equitable interest and may not be able to convey title to the property. This is largely for wholesale.

HB242, which prohibits credit checks from being run on a potential tenant by a landlord, has been withdrawn.

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R-1 UPDATE

Current Status:

Occupancy, “Three Strikes” Designated Local Person, Redefinition of Family.

- Passed Second Reading.

Moratorium on new R-1 and MH licenses, retroactive to January 27th, 2025. Ending on December 31, 2025. 2024 R-1 and MH rental license holders can renew for 2025.

- Passed as an Emergency Ordinance. Effective immediately.

Minimum Length-of-Stay of five nights in R-1 and MH, effective for the 2025 rental license year, bookings made prior to 1/29/2024 will be honored regardless of length-of-stay.

- Passed First Reading. Will be on Second Reading on 2/18 at 6PM.



Somerset County

SOMERSET COUNTY UPDATE

Princess Anne's "Elderly Tax Credit" applications are still available through March 31st of this year.