



Town of Hampstead Rental Housing

The Town considers rental housing a commercial enterprise subject to licensure and oversight duly authorized in the Town Charter. We encourage responsible ownership and management of rental housing within the Town, particularly as the public health, safety, general welfare and economic vitality of the community is directly impacted. This includes preservation of quality rental housing that blends with traditional owner-occupied neighborhoods.



• Rental Housing Licenses

A license is required to lease rental housing units within the Town of Hampstead. There are two classes of rental licenses, single-family dwelling licenses and multi-family dwelling licenses. It shall be unlawful to operate rental housing within the Town under an expired, revoked or suspended license. Licenses are good for up to two years and expire on August 31st of odd numbered years. Applications may be found on the Town's website at www.hampsteadmd.gov or may be picked up at Town Hall. Licenses for multi-family dwellings should be prominently displayed in a public area of the rental property. In the case of a single-family dwelling rental unit, it is sufficient if a copy of the license is provided to the tenant.

• Landlord's obligations to maintain premises and provide services

Rental Housing is addressed in Chapter 80 of the Town Code. The landlord shall reasonably provide for the maintenance of rental housing. This includes complying with all applicable provisions of all Town regulations and ordinances governing the maintenance, construction, use or appearance of real property, including compliance with the Carroll County Minimum Livability Code. The landlord shall also keep all areas of the building, grounds, facilities and appurtenances in a clean, sanitary and safe condition consistent with the surrounding neighborhood. Rental housing may be inspected upon receipt of a complaint and as deemed necessary by the Town Manager. The landlord is also responsible for providing receptacles for the removal of garbage and recycling. **Failure to fulfill these obligations may lead to a municipal citation and possible fine. Multiple violations or failure to remedy violations may lead to a charge of a Disorderly House Nuisance and revocation of a rental housing license. Please see reverse side of this flyer.**

• Town Code Violations

Chapter 95 of the Town Code lists the nuisances that are regulated by the Town and are subject to enforcement. While the violations may be based on the actions of the tenants, the party responsible for any violations is ultimately the property owner and landlord. Any municipal citations and/or fines will be issued to the property owner. It is the responsibility of the landlord to inform their tenants of these regulations which can be found on the Town's website at www.hampsteadmd.gov. The most common areas of nuisance violations are:

- **Trash** - Make sure your tenant is aware of their trash and recycling pickup day. If recycling bins are needed, they are available by calling Town Hall at 410-239-7408. Trash containers should not be taken to the pickup location more than 24 hours before collection, and should be returned to their storage location no more than 24 hours after collection. Trash containers should be stored in such a place and manner so as not to be seen from the street. The existence of any offensive or dangerous accumulation of weeds, trash, dirt, filth, waste shrubs, lawn or yard trimmings will be considered a public nuisance and may lead to a municipal citation and fine.
- **Noise** - Quiet time in the Town of Hampstead is between the hours of 10:00 p.m. to 7:00 a.m. on Mondays through Fridays, excluding legal holidays, and between the hours of 10:00 p.m. and 9:00 a.m. on Saturdays and Sundays and legal holidays. Any production of loud noise, music, vehicle noise or other unreasonable noise may lead to a municipal citation and fine.
- **Parking** - No motor vehicle shall stop in any street, avenue or highway in such manner as to hinder or delay traffic. Motor vehicles shall not be parked on a sidewalk, curb, grass surface, or in front of a private or public driveway with the exception of loading and/or unloading. No motor vehicle shall park in such manner as to interfere with the safe and unrestricted movement of traffic and removal of snow. No person shall use any portion of any street or municipal parking lot for long-term storage of any motor vehicle. No vehicle shall be repaired in any street except in case of emergency. All motor vehicles must display valid registration plates at all times, including while parked in private driveways and private lots.

Hampstead Town Code: <https://ecode360.com/HA1081>

-This Material Is Provided In An Effort To Keep Your Property Clean & Safe and Your Tenants Informed-

**For Any Questions or Comments, Please Contact the Town of Hampstead
1034 S. Carroll Street • Hampstead, MD 21074 • 410-239-7408 • hampstead@carr.org**



§ 95-6 Disorderly House Nuisance

Having your property declared a Disorderly House Nuisance can be very costly and can ultimately lead to the loss of your Rental Housing License. We provide this Article out of the Hampstead Town Code to make you aware of the events that can lead to a declaration of Disorderly House Nuisance on your property.



§ 95-6 Disorderly house nuisance.

A disorderly house nuisance is a dwelling as defined in this article where any of the following has occurred within a three-hundred-sixty-five-day period.

- A. Two or more criminal arrests, criminal citations, criminal indictments, criminal warrants, criminal summonses, civil citations or civil summonses arising out of separate and distinct facts and circumstances (as defined by the statutes of the State of Maryland and/or the ordinances of the Town of Hampstead or of Carroll County Maryland) which occur at a dwelling or on property in close proximity to a dwelling; or
- B. Two or more violations of Article 2B of the Annotated Code of Maryland relating to alcoholic beverages arising out of separate, and distinct facts and circumstances; or
- C. Two or more violations of Chapter 81 of the Carroll County Maryland Code of Public Local Laws and Ordinances (Animals) arising out of separate, and distinct facts and circumstances; or
- D. Two or more violations of Chapter 141 of the Carroll County Maryland Code of Public Local Laws and Ordinances (Livability Standards) arising out of separate, and distinct facts and circumstances; or
- E. Two or more violations of Article I of Chapter 95 of the Town Code (Nuisances) arising out of separate, and distinct facts and circumstances; or
- F. A combination of two incidents from any of the above categories, arising out of separate and distinct facts and circumstances.

§ 95-7 Actions by owner or occupant that create disorderly house nuisance.

- A. No owner or occupant of any dwelling shall allow or permit such dwelling to be, or become a disorderly house nuisance.
- B. An owner and/or occupant, as the case may be, shall be deemed to have allowed or permitted a dwelling to be or become a disorderly house nuisance, if:
 - (1) The owner or occupant has personally committed the acts set forth in § 95-6; or
 - (2) Such acts were committed by invitees of the occupant or owner; or
 - (3) Such acts were committed by persons attending events, or functions, sponsored, permitted or allowed by the occupant or owner; or
 - (4) Such acts were committed by a combination of Subsections B(1), (2) or (3); or
 - (5) The owner or occupant has been provided with the written notice of a disorderly house nuisance pursuant to § 95-8 below, the facts alleged therein are true, and the owner or occupant fails or refuses to enter into a nuisance abatement agreement, or after entering into such agreement, fails to comply with its terms.