

COUNTY LOCAL LAWS

(A) WITHIN TWENTY (20) DAYS AFTER THE EFFECTIVE DATE OF THIS CHAPTER, THE LANDLORD OF EVERY EXISTING RENTAL FACILITY IN MONTGOMERY COUNTY SHALL MAKE APPLICATION TO THE OFFICE OF LANDLORD-TENANT AFFAIRS FOR A LICENSE ON A FORM TO BE FURNISHED BY THE OFFICE. UPON RECEIPT OF A COMPLETE AND EXECUTED APPLICATION FROM THE LANDLORD OF AN EXISTING RENTAL FACILITY, ACCOMPANIED BY THE REQUIRED FEE, THE EXECUTIVE DIRECTOR SHALL ISSUE A TEMPORARY LICENSE VALID FOR SUCH PERIOD NECESSARY FOR THE EXECUTIVE DIRECTOR TO OBTAIN INSPECTION OF THE FACILITY BY THE DEPARTMENT OF ENVIRONMENTAL PROTECTION AND SUCH OTHER AGENCIES AS MAY BE APPROPRIATE. INSPECTION SHALL BE TO DETERMINE WHETHER THE FACILITY COMPLIES WITH ALL APPLICABLE LAWS. NO INSPECTION SHALL BE NECESSARY IF THE FACILITY HAS BEEN INSPECTED AND APPROVED DURING THE TWELVE MONTHS PRECEDING THE EFFECTIVE DATE OF THIS CHAPTER BY THE APPROPRIATE DEPARTMENTS OF THE COUNTY. THE EXECUTIVE DIRECTOR SHALL NOTIFY THE APPLICANT OF ANY VIOLATIONS OF ANY LAWS AND SHALL CONDITION THE GRANTING OF THE LICENSE ON THE ELIMINATION OF SUCH VIOLATIONS. IF WITHIN TEN (10) DAYS AFTER NOTIFICATION OF ANY VIOLATIONS THE APPLICANT INITIATES AND MAINTAINS A BONA FIDE EFFORT TO ELIMINATE SUCH VIOLATIONS, THE TEMPORARY LICENSE MAY BE EXTENDED FOR ADDITIONAL PERIODS OF THIRTY (30) DAYS. IF THE APPLICANT FAILS TO INITIATE OR MAINTAIN A BONA FIDE EFFORT TO ELIMINATE SUCH VIOLATIONS WITHIN THE TEN (10) DAY PERIOD, THE TEMPORARY LICENSE SHALL BE DEEMED TO HAVE EXPIRED. NOTWITHSTANDING THE FOREGOING, THE EXECUTIVE DIRECTOR MAY EXTEND A TEMPORARY LICENSE IN ANY CASE IN WHICH HE DETERMINES THAT THE EXTENSION IS IN THE BEST INTEREST OF THE HEALTH AND SAFETY OF A TENANT. THE EXTENSION SHALL ONLY APPLY TO THE HOLDING OF A TEMPORARY LICENSE TO CONDUCT OR OPERATE A RENTAL FACILITY UNDER THIS CHAPTER, AND SHALL NOT ABROGATE THE PROVISIONS OF ANY OTHER CHAPTER OF THIS CODE. WHEN THE RENTAL FACILITY COMPLIES WITH THE REQUIREMENTS OF THIS CHAPTER AND ALL OTHER APPLICABLE LAWS, A LICENSE TO CONDUCT AND OPERATE THE RENTAL FACILITY SHALL BE ISSUED BY THE EXECUTIVE DIRECTOR.

(B) NO PERSON SHALL CONDUCT OR OPERATE A RENTAL FACILITY WHICH WAS NOT IN EXISTENCE ON THE EFFECTIVE DATE OF THIS CHAPTER WITHOUT FIRST HAVING OBTAINED A LICENSE TO CONDUCT OR OPERATE THE FACILITY. IN ORDER TO OBTAIN A LICENSE, THE PROSPECTIVE LANDLORD OF THE FACILITY SHALL MAKE APPLICATION TO THE EXECUTIVE DIRECTOR FOR A LICENSE ON A FORM TO BE FURNISHED BY THE EXECUTIVE DIRECTOR. UPON RECEIPT OF A COMPLETE