



CLIMATE ASSESSMENT FOR ZTA 23-04, RESIDENTIAL USES – SHORT-TERM RESIDENTIAL RENTAL

PURPOSE OF CLIMATE ASSESSMENTS

The purpose of the climate assessments is to evaluate the anticipated impact of master plans and zoning text amendments (ZTAs) on the County’s contribution to addressing climate change. These assessments will provide the County Council with a better understanding of the potential climate impacts and implications of proposed master plans and ZTAs at the county level. The scope of the climate assessments is limited to the County’s contribution to addressing climate change, specifically upon the County’s contribution to greenhouse gas (GHG) emissions, and how actions proposed by master plans and ZTAs could improve the County’s adaptive capacity to climate change and increase community resilience.

While co-benefits such as health and cost savings may be discussed, the focus is on how proposed master plans and ZTAs may impact GHG emissions and community resilience.

SUMMARY

The regulatory framework for short-term residential rentals was established in a bill and ZTA that were adopted by the County Council in 2017. The County Executive, with recommendations from the Department of Health and Human Services (DHHS) and the Department of Housing and Community Affairs (DHCA), proposes substantial revisions that will address difficulties in enforcement since the passage of the 2017 bill and ZTA. ZTA 23-04 will amend the provisions for short-term residential rentals by requiring the dwelling unit to be the property owner’s primary residence, limiting the number of overnight guests regardless of age, and removing language for owner-authorized agents. None of these changes alter the use in ways that would have significant climate-related impacts.

BACKGROUND AND PURPOSE OF ZTA 23-04

ZTA 23-04 was introduced with companion Bill 22-23 at the request of the County Executive to refine and generally strengthen regulation around short-term residential rental properties. There have been occasional short-term residential rentals that got out of hand and become potential threats to public

safety. The changes in the ZTA are intended to further limit both who can host a rental, and who can stay at a rental.

VARIABLES THAT COULD AFFECT THE ASSESSMENT

CLIMATE-RELATED VARIABLES

Greenhouse Gas-related Variables:

None.

Adaptive Capacity-Related Variables:

None.

OTHER VARIABLES

None.

ANTICIPATED IMPACTS

GREENHOUSE GAS EMISSIONS, CARBON SEQUESTRATION, AND DRAWDOWN

ZTA 23-04 will amend the provisions for Short-Term residential Rentals by requiring the dwelling unit to be the property owner's primary residence, limiting the number of overnight guests regardless of age, and removing language for owner-authorized agents. Montgomery Planning anticipates none of these changes to alter the use in ways that would have significant greenhouse gas emission or carbon sequestration/drawdown-related impacts.

COMMUNITY RESILIENCE AND ADAPTIVE CAPACITY

Montgomery Planning anticipates that ZTA 23-04 will result in insignificant to no impact on community resilience and adaptive capacity.

RELATIONSHIP TO GHG REDUCTION AND SEQUESTRATION ACTIONS CONTAINED IN THE MONTGOMERY COUNTY CLIMATE ACTION PLAN (CAP)

ZTA 23-04 does not involve any GHG or sequestration activities that relate to the GHG reduction and sequestration actions from the County's Climate Action Plan.

RECOMMENDED AMENDMENTS

Planning staff does not have any recommended climate-related amendments to ZTA 23-04 because it will result in insignificant to no impact on the County's goals regarding greenhouse gas emissions and sequestration and on community resilience and adaptive capacity.

SOURCES OF INFORMATION, ASSUMPTIONS, AND METHODOLOGIES USED

The climate assessment for ZTA 23-04 was prepared using the methodology (tables 1, 2, and 8, in particular) for ZTAs contained within the [*Climate Assessment Recommendations for Master Plans and Zoning Text Amendments in Montgomery County, December 1, 2022.*](#)