



MARYLAND MULTI-HOUSING ASSOCIATION, INC.

BALTIMORE COUNTY DIRECTIONAL SIGNS
(AKA BANDIT SIGNS)

Recently, inspectors from the Baltimore County Office of Permits, Approvals, & Inspections have fined some of our members for weekend directional signs that would encourage prospective tenants to visit their properties. The County was also fining home builders using similar directional signs to new residential construction projects. These fines were as high as \$3,000 for a single weekend "violation." The County pointed to an archaic 1984 administrative policy as the controlling law for weekend real estate direction signs. Under that policy, a weekend real estate directional sign could only be red and white in color with no company logos displayed; could only read "For Lease "; and could only contain an arrow.

MMHA and the Maryland Building Industry Association (MBIA) reached out to Baltimore County to remedy this issue, stressing our industry's need for such directional signs. The policy below will now be the controlling "law" in Baltimore County. The home builders were given the green light to use this policy a few weeks ago and we were only given the green light to use it, Friday of last week. The new policy reads as follows:

Home Sale Signs in Baltimore County – Unofficial Administrative Policy – Effective Immediately

1. Each development can have up to 6 signs.
2. Signs should not be concentrated on one corner but spread out.
3. Sign may be up from Friday at 6 pm until Sunday evening by 8 p.m.
4. Violations will be enforced against individual developments as opposed to industry wide so long as the industry can self-police. If industry wide violations occur, the industry will NOT have an opportunity to place any signs in the future.
5. Signs should be standard 1' x 2' with wooden stakes or supports.
6. Signs may have the name of the development with its logo.
7. There will be no effect on the separate policy covering directional signs on private property.
8. In 6 months, if the rules are followed, the policy may be revisited to allow for more signs in an area.
9. This is a temporary administrative decision.