

COUNTY COUNCIL
OF
TALBOT COUNTY, MARYLAND

2026 Legislative Session, Legislative Day No.: July 14, 2026

Bill No.: 1652

Expiration Date: September 17, 2026

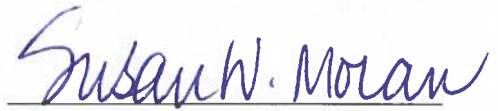
Introduced by: Mr. Callahan, Mr. Leshner, Ms. Mielke, Mr. Stepp

**A BILL TO AMEND CHAPTER 131 (ROAD NAMING AND PROPERTY NUMBERING)
OF THE TALBOT COUNTY CODE FOR THE PURPOSES OF MODERNIZING
TALBOT COUNTY'S ADDRESSING STANDARDS TO BE NEXT-GENERATION 911
COMPLIANT AND TO CLARIFY STAFF RESPONSIBILITIES IN ADMINISTERING
THE PROVISIONS OF CHAPTER 131**

By the Council: July 14, 2026

Introduced, read first time, ordered posted, and public hearing scheduled on Tuesday, August 11, 2026, at 5:30 p.m. in the Bradley Meeting Room, Talbot County Courthouse, 11 North Washington Street, Easton, Maryland 21601.

By Order:



Susan W. Moran, Secretary

A BILL TO AMEND CHAPTER 131 (ROAD NAMING AND PROPERTY NUMBERING) OF THE TALBOT COUNTY CODE FOR THE PURPOSES OF MODERNIZING TALBOT COUNTY’S ADDRESSING STANDARDS TO BE NEXT-GENERATION 911 COMPLIANT AND TO CLARIFY STAFF RESPONSIBILITIES IN ADMINISTERING THE PROVISIONS OF CHAPTER 131

SECTION ONE: BE IT ENACTED BY THE COUNTY COUNCIL OF TALBOT COUNTY, MARYLAND that Chapter 190 (Zoning, Subdivision and Land Development) shall be and is hereby amended as follows:

KEY	
Boldface	Heading or defined term
<u>Underlining</u>	Added to law by Bill
Strikethrough	Deleted from law by Bill
* * *	Existing law unaffected

* * *

§ 131-3. Definitions.

As used in this chapter, the following terms have the meanings indicated:

DES – The Talbot County Department of Emergency Services.

PLANNING OFFICER — The person referred to in Section 403(a) of the County Charter, and designated by the County Council of Talbot County to administer the provisions of this chapter.

ROAD — A public or private way for vehicular traffic including rights-of-way, streets, avenues, drives, circles, highways, and other similar terms.

TAX ASSESSMENT MAPS — Maps prepared by the Maryland Department of Assessments and Taxation which show properties and roads in Talbot County.

§ 131-4. Road naming and addressing manual and maps.

- A. The Planning Officer, in consultation with DES, shall prepare and maintain a road naming and addressing manual which describes in detail the criteria, procedures, and methods used to name roads and to assign address numbers to properties in Talbot County. This manual shall include the development of a grid system from which the address numbers will be derived.

- B. The Planning Officer shall keep and maintain a set of maps of Talbot County which display the address grid system and the names and route numbers of roads.

§ 131-5. Official road name list.

- A. The Planning Officer shall submit to the County Council and the Council shall approve by resolution an official road name list for Talbot County. For each road, the list shall include the following minimum information:
 - (1) The road type. Road types shall include but are not limited to County, Maryland, other public, private, municipal, and United States. Inclusion on the Talbot County official road name list does not indicate that the County has accepted such road into the public roads system.
 - (2) Road name.
 - (3) Route number.
 - (4) The designated prevailing direction of the road.
- B. Prior to adoption of the official road name list, the County Council shall hold a public hearing and afford the public an opportunity to comment on the proposed road names.
- C. The official road name list may be amended from time to time by the County Council to change the name of or to delete a listed road. The Council shall hold a public hearing on the proposed changes prior to their adoption.
- D. Any new road opened, platted, or created shall be incorporated into the official road name list by the Planning Officer if the road meets the criteria contained in the road naming and addressing manual. The Planning Officer, in consultation with DES, shall have the authority to approve the name of any new road.

§ 131-6. Assignment of address numbers.

- A. All property in Talbot County containing a home, business, or other primary use or structure shall have an address number assigned in accordance with the criteria and procedures specified in the road naming and addressing manual. The Planning Officer, in consultation with DES, shall prepare and maintain the list of ~~properties and~~ addresses.
- B. Any subdivision plat submitted for review and approval shall include the address number for each lot, as assigned by the Planning Officer, in consultation with DES. Address numbers shall be assigned in accordance with the criteria and procedures specified in the road naming and addressing manual.
- C. The Planning Officer, in consultation with DES, shall assign an address number to a property prior to the issuance of a building permit.

§ 131-7. Notification, use, and display of address numbers.

- A. Following the initial assignment of addresses, the Planning Officer, in consultation with DES, shall notify the property owner and/or permit applicant via e-mail or permitting software with an address assignment memorandum PDF document. If permitting software or e-mail is not available, mail a notification of the new address to the owner of the property by United States mail, first class postage prepaid. ~~The~~ For mailing, name and address of the property owner shall be as obtained from the records of the Maryland Department of Assessments and Taxation, if available, or from the permit application the address assignment is associated with.
- B. The owner of any property who receives notification of a new address number shall be responsible for informing all tenants or occupants of the new address.
- C. ~~The~~ For new address assignments, the owner or occupant shall have a period of one year from the date ~~the~~ of notification ~~is mailed~~ to make all address changes or adjustments. Thereafter, the address number assigned under this chapter shall be the only street address used by the owner or occupant of the property. For address reassignments, the owner or occupant shall have a period of 90 days from the date of notification to make all address changes or adjustments. Thereafter, the address number assigned shall be the only street address used by the owner or occupant of the property.
- D. Within one year ~~from~~ of the date of the new address notification ~~of the new address is mailed or within 90 days from the date of the address reassignment notification,~~ the owner shall have placed the assigned address number on the property. The address number shall be in a location visible from the road upon which the address number is assigned, in figures at least three inches high ~~showing the number of the house or building. Numbers placed on mailboxes or signs shall satisfy this requirement only if the home or building is clearly identifiable in relation to the mailbox or sign,~~ and of contrasting color from their immediate background. The font of the numbers shall not be in script, written, or worded format. If the structure is greater than 50 feet away from the road, then the number must also be displayed at the entrance of the driveway, either on the corresponding mailbox or on a separate sign. If the structure has a sub-structure identifier, that number or letter must also be displayed.

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SECTION TWO: AND BE IT FURTHER ENACTED, that if any provision of this Bill or the application thereof to any person or circumstance is held invalid for any reason in a court of competent jurisdiction, the invalidity does not affect other provisions or any other application of this Bill which can be given effect without the invalid provision or application, and for this purpose the provisions of this Bill are declared severable.

SECTION THREE: AND BE IT FURTHER ENACTED, that the Publishers of the Talbot County Code and the Talbot County Office of Law, in consultation with and subject to the approval of the County Manager, may make non-substantive corrections to codification, style, capitalization, punctuation, grammar, spelling, and any internal or external reference or citation included in this Bill, as finally adopted, that are incorrect or obsolete, with no further action

required by the County Council. All such corrections shall be adequately referenced and described in an editor's note following the section affected.

SECTION FOUR: AND BE IT FURTHER ENACTED, that this Bill shall take effect sixty (60) days from the date of its passage.

PUBLIC HEARING

Having been posted and Notice of time, date, and place of hearing, and Title of Bill No. 1652 having been published, a public hearing was held on Tuesday, August 11, 2026, at 5:30 p.m. in the Bradley Meeting Room, South Wing, Talbot County Courthouse, 11 North Washington Street, Easton, Maryland 21601.

BY THE COUNCIL

Read the third time.

ENACTED: August 25, 2026

By Order 
Susan W. Moran, Secretary

Callahan	-	Aye
Stepp	-	Aye (via absentee ballot)
Leshner	-	Aye
Mielke	-	Aye
Haythe	-	Aye

EFFECTIVE DATE: October 24, 2026