St. Mary's County
Department of Land Use and Growth Management
Frequently Asked Questions

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FAQ #15: Where do I get a business license? Do I need a home occupation permit?

A business or traders license may be obtained from the office of the Clerk of the Circuit Court located in the courthouse building on Courthouse Drive in Leonardtown (phone: 301-475-7844 Extension 4576). However, they will require a permit from LUGM beforeany license can be issued. The permit may be a Certificate of Use and Occupancy or a Change of Occupant permit for a building in commercial use or a Home Occupation permit for a business to be operated from the home.

To operate a business from your home a Home Occupation permit is required. Tenants must provide written notarized permission from the property owner(s) to apply for the permit. Home Occupations are allowable in all zoning districts except for the RCL, CC, I, and OBP districts (CZO Schedule 50.4.116). The area used for the Home Occupation may not exceed 200 square feet except in the RPD and RSC districts where it may be up to 500 square feet (CZO Section 51.3.116.a.2).

Equipment used for the Home Occupation is not to be visible from adjoining roadways or parcels in residential use (CZO Section 51.3.116.a.3). The Home Occupation may not generate noise, vibration, glare, fumes, odors, or electrical interference detectable beyond the boundaries of the lot (CZO Section 51.3.116.a.7).

Funeral homes, motor vehicle repair, auto body work, and food and beverage sales shall not be permitted as Home Occupations (CZO Section 51.3.116.a.9).

The fee for a Home Occupation permit is $20.00 + a $20 Certificate of Use and Occupancy fee.

Related Issues:

If there will be customer traffic to the home, the applicant must submit a plan showing an "accessible route" to and from the "area of public accommodation" for disabled individuals. A renovation permit may be required to construct ramps or widen doorways.

Farmers' market permits for sellers at the Charlotte Hall flea market are issued by LUGM. The permit fee is $20.00.