

**FORMAL COMPLAINT LETTER & AFFIDAVIT REGARDING FALSE SHORT-TERM RENTAL (STR)
REGISTRATION AT 24 S REGESTER STREET, BALTIMORE MD 21231**

ADDRESSED TO:

Baltimore City Department of Housing & Community Development (DHCD)
417 E Fayette Street, Suite 100
Baltimore, MD 21202

Councilman Mark Parker
City Hall, 100 N Holliday Street, Suite 548
Baltimore, MD 21202

I respectfully submit this formal complaint and sworn affidavit regarding serious violations of Baltimore City's Short-Term Rental (STR) laws at **24 S Regester Street, Baltimore MD 21231**. After reviewing all publicly available licensing records, SDAT ownership data, and the STR registration documents, I believe this property is operating illegally under a fraudulently obtained license, and in violation of core provisions of Article 15, Subtitle 20 of the Baltimore City Code.

According to the Maryland SDAT real property records, the deeded owner of the property is **Kalpatrick Wells II**, with a mailing address identical to the STR property itself: *24 S Regester St, Baltimore MD 21231*. The property is **not listed as a principal residence**, and the Homestead Application is explicitly **DENIED as of October 6, 2023**. The Baltimore City residential tax credit records also show **no evidence of primary residency**. This alone disqualifies the property from being licensed as a Hosted STR under City law.

Despite this, the applicant submitted a sworn declaration stating the opposite—that the STR is their primary residence and owner-occupied. On October 29, 2024, Mr. Wells applied for a Hosted-Unit STR license and affirmed under penalty of perjury that the property is his legal primary residence and that he occupies it. This statement contradicts the official SDAT and Homestead Tax Credit records.

The same file shows that the property was issued STR License **STR-3242**, expiring January 2, 2027, on the basis of those statements. The application and recorded declarations materially and fraudulently misrepresented the legal use and residency status of the property, which is grounds for automatic revocation under the Baltimore STR Ordinance.

Furthermore, the property has been separately registered under **Property Registration Certificate #158438**, with the applicant listed as **Mario Brandhorst**, identifying the property as **NOT owner-occupied**, which is the opposite claim made in the STR application. One of these filings must be false. It appears the property is in fact a **non-owner-occupied, investor-operated commercial Airbnb**, which is illegal under the current law unless the operator resides on site.

The Rental Inspection file further confirms that the property is licensed as a standard rental dwelling under the supervision of a third-party property manager ("Rent with Frank," contact: 410-941-8242), which by definition cannot also be the operator's primary residence. The STR license therefore appears to have been obtained through knowingly deceptive filings.

City law requires that all Hosted STRs must be at the owner's primary residence—defined as the legal domicile where they live for more than six months per year, as reflected in tax records. Baltimore's STR regulatory structure was explicitly written to prevent the conversion of residential housing stock into commercial vacation rentals, and to stop exactly the type of misrepresentation that has occurred here. Allowing this license to stand creates direct, obvious precedent for circumvention of the law.

This fraudulent registration undermines neighborhood stability, removes housing from the local market, and creates an unfair advantage over lawful STR operators. It also erodes public trust in DHCD enforcement at a time when many Fells Point residents are deeply concerned about commercial STR conversions.

Pursuant to Baltimore City Code:

- **A knowingly false sworn application constitutes perjury** under Maryland Criminal Law §9-101.
- **A fraudulent application requires revocation of the STR license.**
- The operator may be subject to **civil penalties up to \$1,000 per day** and **criminal referral**.

I respectfully request the following actions:

1. **Immediate suspension and investigation** of STR License STR-3242.
2. Verification of whether the owner resides at the property.
3. Referral to Baltimore City Law Department for enforcement of penalties if misrepresentation is confirmed.
4. Official written notice of findings and final determination.

This complaint is submitted in the public interest and for lawful city code enforcement. I request confidentiality regarding my identity if legally permissible.

AFFIDAVIT

I solemnly affirm under the penalties of perjury that the statements contained in this letter, and based on official public records, are true and correct to the best of my knowledge and belief. The assertions regarding ownership, tax status, rental licensing, and STR registration are supported by information obtained through the Maryland SDAT public database and Baltimore DHCD's OpenGov licensing portal.

Signed:

Anonymous Complainant

Date: 11/16/25

Baltimore, Maryland

KEY FACTS (FOR RECORD)

- Property Address: **24 S Regester Street, Baltimore MD 21231**
- Owner: **WELLS II, KALPATRICK**
- STR License: **STR-3242**, issued January 2, 2025
- Rental Registration: **#158438**, stating "not owner occupied"
- Homestead Status: **Denied**, proving it is not primary residence
- False sworn declaration submitted 10/29/2024
- STR Manager listed: **Mario Brandhorst / Rent With Frank**

Ground Rent Redemption on File				No Ground Rent Registration on File					
Special Tax Recapture: None									
Account Number:		Ward - 02 Section - 03 Block - 1734 Lot - 122							
Owner Information									
Owner Name:		WELLS II KALPATRICK		Use:		RESIDENTIAL			
				Principal Residence:		NO			
Mailing Address:		0024 S REGESTER ST BALTIMORE MD 21231-1827		Deed Reference:		/23229/ 0175			
Location & Structure Information									
Premises Address:		24 S REGESTER ST BALTIMORE 21231-1827		Legal Description:		0.016 ACRES			
Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0002	0000	0000	2010424.03	0000	03	1734	122	2024	Plat Ref:
Town: None									
Primary Structure Built		Above Grade Living Area		Finished Basement Area		Property Land Area		County Use	
2008		2,118 SF							
Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements		
3	NO	CENTER UNIT	1/2 BRICK FRAME/5	3 full/	1 half	1 Attached	2008		
Value Information									
	Base Value		Value		Phase-in Assessments				
			As of		As of		As of		
			01/01/2024		07/01/2025		07/01/2026		
Land:	180,000		180,000						
Improvements	204,500		210,800						
Total:	384,500		390,800		388,700		390,800		
Preferential Land:	0		0						
Transfer Information									
Seller: FERRARO, PETE			Date: 06/09/2021			Price: \$400,000			
Type: ARMS LENGTH IMPROVED			Deed1: MB /23229/ 0175			Deed2:			
Seller: JENKINS, KOREN M			Date: 12/12/2018			Price: \$271,000			
Type: NON-ARMS LENGTH OTHER			Deed1: MB /20720/ 0434			Deed2:			
Seller: TEEM DEVELOPMENT IV			Date: 10/30/2008			Price: \$477,315			
Type: ARMS LENGTH IMPROVED			Deed1: FMC /11097/ 00001			Deed2:			
Exemption Information									
Partial Exempt Assessments:		Class		07/01/2025		07/01/2026			
County:		000		0.00					
State:		000		0.00					
Municipal:		000		0.00		0.00		0.00	
Special Tax Recapture: None									
Homestead Application Information									
Homestead Application Status: Denied 10/06/2023									
Homeowners' Tax Credit Application Information									
Homeowners' Tax Credit Application Status: No Application					Date:				



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24 S REGESTER ST, Baltimore, MD 21231-1827

Records Details

Property Owner

WELLS II, KALPATRICK

0024 S REGESTER ST, 21231

Records

Record #	Record Type	Status
STR-3242	Short Term Rental Registration	Complete
158438	Property Registration and Rental Licensing	Complete

Your Profile

[Sign Up \(/sign-up\)](/sign-up)

[Your Records \(/dashboard/records\)](/dashboard/records)

Resources

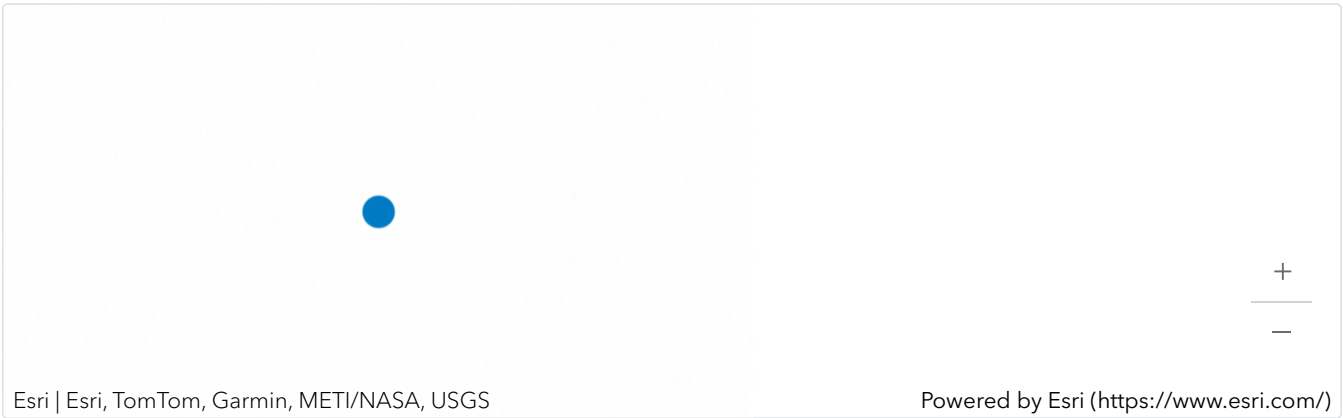
[Claim a Record \(/claimRecord\)](/claimRecord)

[Employee Login \(https://baltimoremddhcd.workflow.opengov.com\)](https://baltimoremddhcd.workflow.opengov.com)

Portal powered by **OpenGov**

Short Term Rental Registration

STR-3242



Applicant

KALPATRICK WELLS

Location

24 S REGESTER ST

Baltimore, MD 21231-1827

[View location details \(/locations/353197\)](/locations/353197)

Created

Oct 29, 2024

Status

Complete

Expires

Jan 2, 2027

Details Files (0)

Application Information

I am applying for a *

New Short Term Rental Registration

Applicant Type *

Owner

Ownership Type

Sole Owner

Property Type

1 and 2 Family Dwelling

Applicant Title *

Mr.

Is the Property Owned or Deeded to a Business Entity? *

No

I don't have a MD State Use and Sales Tax Number. To apply [click here](https://www.marylandtaxes.gov/business/sales-use/index.php)
(<https://www.marylandtaxes.gov/business/sales-use/index.php>).

Please Confirm Owner Information (REQUIRED)

First Name

Kalpatrick

Last Name

Wells

Address

24 S Regester St

City

Baltimore

State

MD

Zip Code

21231

Phone *

601-831-6564

Email *

Kalpatrick.wells.ii@gmail.com

Property Information

Dwelling Units to be registered (Maximum of 1) * ⓘ

1

Rooming Units to be Registered (If Applicable) ⓘ

--

Is this an owner occupied property?

Yes

Hosted Short Term Rental Requirements

Confirm this is a hosted unit (owner occupied) *

Hosted

Please Confirm This is Your Primary Residence * ⓘ

This is the primary residence of the owner.

Property must be your principal residence to qualify for a short-term rental.

Does the Deeded Owner Live in Baltimore City? *

The Deeded Owner Lives within the City of Baltimore

I confirm that all of the information provided within this section is correct *



Kalpatrick J. Wells II

Oct 29, 2024

Acknowledgement

I declare under penalties of perjury that I have examined this registration statement and all attachments and certify they are true, correct, and complete. I also declare that I am the owner

or have specific approval of the owner as their agent for this statement. By submitting this application, you are signing this registration electronically and agree your electronic signature is the legal equivalent of your manual signature.

Digital Signature *

✓ Kalpatrick J. Wells II
Oct 29, 2024

Documents

Short Term Rental License

Issued Jan 2, 2025

Baltimore City Department of Housing & Community Development

Your Profile

[Sign Up \(/sign-up\)](#)

[Your Records \(/dashboard/records\)](#)

Resources

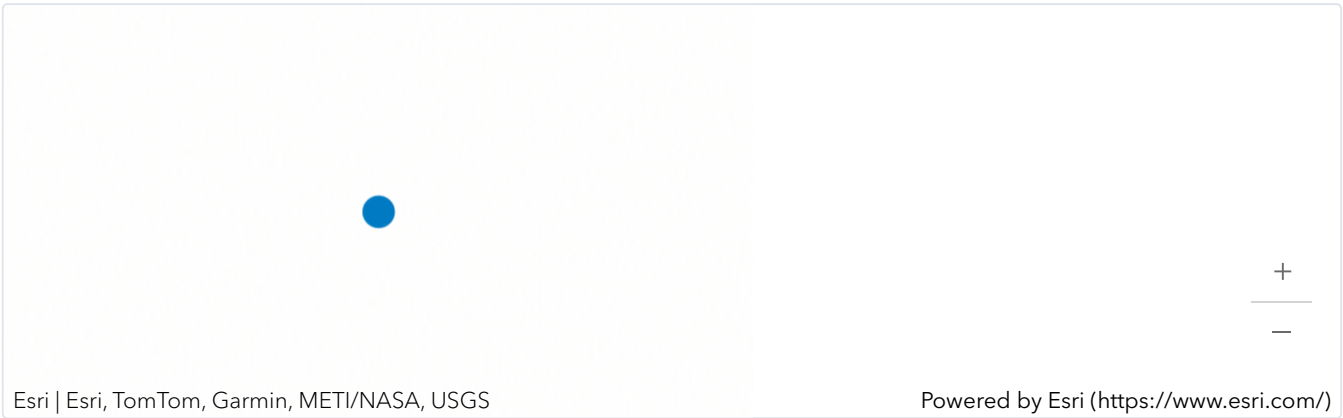
[Claim a Record \(/claimRecord\)](#)

[Employee Login \(https://baltimoremddhcd.workflow.opengov.com\)](https://baltimoremddhcd.workflow.opengov.com)

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Property Registration and Rental Licensing

158438



Applicant

Mario Brandhorst

Location

24 S REGESTER ST

Baltimore, MD 21231-1827

[View location details \(/locations/353197\)](/locations/353197)

Created

Jul 29, 2024

Status

Complete

Expires

Dec 31, 2024

Details Files (0)

Property License Check

Are you applying for License only? *

--

Application Information

Do you have an ACTIVE (unexpired) existing Rental License? * ?

No

Property Type *

1 or 2 Family Dwelling

Property Manager or Managing Operator Information (If Applicable)

Name

Mario Brandhorst

Address

1004 Morton St

City

Baltimore

State

MD

Zip Code

21201

Telephone

410-941-8242

Email Address

admin@rentwithfrank.com

Responsible Officer/Person

Name

--

Address

--

City

--

State

--

Zip Code

--

Telephone

--

Email Address

--

Resident Agent

Name

--

Address

--

City

--

State

--

Zip Code

--

Telephone

--

Email Address

--

Property Information

Dwelling Units: A Single-Family home is considered "1" dwelling unit. The number of kitchens in a property is an indicator of the number of dwelling units.

Rooming Units: The number of rooms being rented. Hotels and Motels should use Rooming Units.

Efficiency Units: A smaller dwelling unit (must be zoned as an efficiency unit) where the living space is confined to one area.

Dwelling Units * 

1

Rooming Units * 

0

Efficiency Units * 

0

Is this an owner occupied property? * 

No the owner does not live in this property

Total Unit Count (calculated)

1

Inspection Information

Inspection Date *

07/27/2024

Documents

Property Registration Confirmation Letter

Issued Jul 29, 2024

Rental License – 2 year

Issued Jul 29, 2024

Baltimore City Department of Housing & Community Development

Your Profile

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Resources

[Claim a Record \(/claimRecord\)](/claimRecord)

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BALTIMORE CITY
DEPARTMENT OF HOUSING &
COMMUNITY DEVELOPMENT



BALTIMORE CITY Short Term Rental License

License No: STR-3242

A Copy of this license and emergency contact information must be prominently displayed in an area of the unit accessible to guest

OWNER

Kalpatrick Wells
24 S Regester St
Baltimore MD 21231

Hosted Unit Address: 24 S REGESTER ST

Block/Lot: 1734 122

License Issue Date: January 2, 2025	License Expiration Date: January 2, 2027
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TO REPORT ANY VIOLATIONS: Call 311

Detach and post as instructed above, keep top portion for your records



BALTIMORE CITY
DEPARTMENT OF HOUSING &
COMMUNITY DEVELOPMENT



OWNER

WELLS II, KALPATRICK

License No: STR-3242

,
601-831-6564

Hosted Unit Address: 24 S REGESTER ST

Block/Lot: 1734 122

License Issue Date: January 2, 2025	License Expiration Date: January 2, 2027
--	---

TO REPORT ANY VIOLATIONS: Call 311



BALTIMORE CITY
DEPARTMENT OF HOUSING &
COMMUNITY DEVELOPMENT



Registration #: R158438

Date: July 29, 2024

Applicant:

Mario Brandhorst
1004 Morton St.
Baltimore, MD 21201

Owner:

WELLS II, KALPATRICK
0024 S REGESTER ST, 21231

Subject: Property Registration Confirmation Letter

Property: 24 S REGESTER ST

Your Property registration application has been received and processed. The registration number is R158438. If you need to remove properties from your registration account please submit your request via e-mail to property_registration@baltimorecity.gov

Please note that you must notify this office in writing within your online account via message board within 10 days of any changes related to this registration. Please visit our website at <https://dhcd.baltimorecity.gov> for additional information about property registration requirements.

Should you have any questions, please contact the Alarm and Property Registration Licensing office at 410-396-3575. Thank you for your business with Baltimore City Department of Housing & Community Development.

Sincerely,

Wanda Green,
Division Chief



BALTIMORE CITY
DEPARTMENT OF HOUSING &
COMMUNITY DEVELOPMENT



RENTAL PROPERTY LICENSE

License No: 158438

License Expiration Date: July, 29 2026

OWNER

WELLS II, KALPATRICK
0024 S REGESTER ST, 21231

OPERATOR

Mario Brandhorst
1004 Morton St
Baltimore, MD 21201
410-941-8242

Property Address: 24 S REGESTER ST

Block/Lot: 1734 122

Inspection Date: July 27, 2024	License Issue Date: July 29, 2024
--------------------------------	-----------------------------------

DWELLING UNITS COUNT	ROOMING UNITS COUNT	OTHER UNITS COUNT	RENTAL LICENSE EXPIRATION DATE
1	0	0	July, 29 2026

FOR MULTIPLE-FAMILY DWELLINGS OR ROOMING HOUSES, THIS LICENSE MUST BE PROMINENTLY DISPLAYED IN THE VESTIBULE, LOBBY, OR OTHER PUBLIC PLACE ON THE PREMISES

FOR A 1- OR 2-FAMILY DWELLING, THIS LICENSE MUST BE LOCATED IN AN AREA OF EACH DWELLING UNIT THAT IS ACCESSIBLE TO THAT UNIT'S OCCUPANT AND TO HOUSING INSPECTORS

Detach and post as instructed above, keep top portion for your records



BALTIMORE CITY
DEPARTMENT OF HOUSING &
COMMUNITY DEVELOPMENT



OWNER

WELLS II, KALPATRICK

OPERATOR

Mario Brandhorst
1004 Morton St
Baltimore, MD 21201
410-941-8242

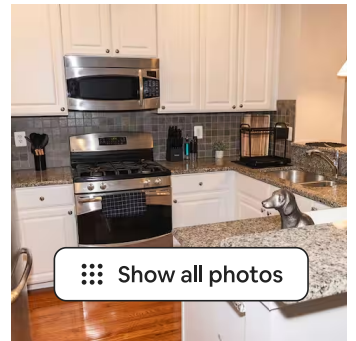
Property Address: 24 S REGESTER ST

Block/Lot: 1734 122

DWELLING UNITS COUNT	ROOMING UNITS COUNT	OTHER UNITS COUNT	REGISTRATION NUMBER	INSPECTION DATE	RENTAL LICENSE EXPIRATION DATE
1	0	0	158438	July 27, 2024	July, 29 2026

Gated Canton Retreat: Skyline Views + Garage

[↑ Share](#) [♡ Save](#)



[Show all photos](#)

Entire home in Baltimore, Maryland

8 guests · 3 bedrooms · 4 beds · 3.5 baths

★ 4.91 · [11 reviews](#)



Hosted by Kalpatrick

Superhost · 10 months hosting



Self check-in

Check yourself in with the keypad.



Dedicated workspace

A room with wifi that's well-suited for working.



Kalpatrick is a Superhost

Superhosts are experienced, highly rated Hosts.

Welcome to this charming home in the historic Butcher's Hill neighborhood of Upper Fells Point! This 3-story townhome features a bright loft, two private patios with skyline views, and a private garage. Enjoy a short walk to Patterson Park, local cafés, and neighborhood dining, with Canton and the Inner Harbor just minutes away. The perfect Baltimore escape!

The space...

Show more

Where you'll sleep

1 / 2



Rare find! This place is usually b

\$819 for 2 nights

CHECK-IN 1/5/2026	CHECKOUT 1/7/2026
GUESTS 1 guest	

RATES

Non-refundable · \$818.86 total



Free cancellation for 24 hours. After that, the reservation is non-refundable.

Refundable · \$888.84 total



Free cancellation before January 4. Cancel before check-in on January 5 for a partial refund.

Reserve

You won't be charged yet



[Report this listing](#)



Bedroom 1

1 queen bed



Bedroom 2

1 king bed

What this place offers

-  Kitchen
-  Wifi
-  Dedicated workspace
-  Free parking on premises
-  TV
-  Free washer – In unit
-  Free dryer – In unit
-  Central air conditioning
-  Bathtub
-  Private patio or balcony

[Show all 57 amenities](#)

Accessibility features

This info was provided by the Host and reviewed by Airbnb.



Guest entrance and parking

Lit path to the guest entrance

Show all feature details

2 nights in Baltimore

Jan 5, 2026 - Jan 7, 2026

January 2026							Febru		
S	M	T	W	T	F	S	S	M	T
				1	2	3	1	2	3
4	5	6	7	8	9	10	8	9	10
11	12	13	14	15	16	17	15	16	17
18	19	20	21	22	23	24	22	23	24
25	26	27	28	29	30	31			



★ 4.91 · 11 reviews

Overall rating	Cleanliness	Accuracy	Check-in	Communication	Location	Value
5 4 3 2 1	4.9	4.9	4.7	4.9	4.8	4.7



Jeff

Richmond, Virginia

★★★★★ · September 2025 · Stayed a few nights

This was our second time staying here. It's a Great House and Good location. House is clean and location is great for us. It's private and again the garage is a plus. We'll be staying again in a couple of months. Thanks again for a great stay in your home.

[Show more](#)



Jeff

Richmond, Virginia

★★★★★ · August 2025 · Stayed with kids

This is one of The Best Airbnb's I've stayed in. Most Airbnb's in Baltimore have parking issues or you don't feel safe leaving your car. This property is Clean, Safe and has its own parking garage. That was a positive for us. My first and only priority is Safety and the home lets you sleep well not worrying about your car or neighborhood issues. We'll be ...

[Show more](#)



Greg

Cairo, Egypt

★★★★★ · August 2025 · Stayed a few nights

This has to be my favorite Airbnb in Baltimore. The house itself is spacious and modern with 2 very comfortable bedrooms and a well appointed open kitchen. The upstairs has two roof patios, one with great skyline view and space for a couple people, and the other larger patio has room for a small group and is a great spot to hang out. The ...

[Show more](#)



Michael

New York, New York

★★★★★ · February 2025 · Group trip

Lauren and Kalpatrick were wonderful hosts. They let us know ahead of time the instructions for entering the place, and they were responsive in case we had an issue with reentering the place. They were extremely nice, as well, and kept the place up to top condition. 100% recommend renting from them for your visit to Baltimore!

[Show more](#)



Edie

Pittsburgh, Pennsylvania

★★★★★ · September 2025 · Stayed a few nights

Wonderful neighborhood and walkable to lots of places or an easy cab ride to many places.



Shameika

3 months on Airbnb

★★★★★ · August 2025 · Stayed a few nights

This was the perfect accommodation for a quick getaway to Baltimore. The property was clean and spacious. We were pleased and would stay again.

Show all 11 reviews

[How reviews work](#)

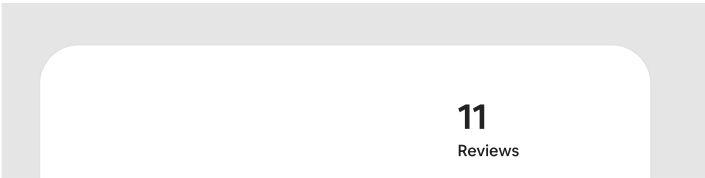
Where you'll be

Baltimore, Maryland, United States

Exact location will be provided after booking.

[Show more](#) >

Meet your hosts





4.91★

Rating

10

Months hosting



Where I went to school: University of Maryland, College Park



Lives in Baltimore, Maryland

[Show more >](#)

Kalpatrick is a Superhost

Superhosts are experienced, highly rated hosts who are committed to providing great stays for guests.

Message hosts

Response rate: 100%

They typically respond within an hour



To help protect your payment, always use Airbnb to send money and communicate with hosts.

Things to know

House rules

Check-in after 3:00PM

Checkout before 11:00AM

8 guests maximum

[Show more >](#)

Safety & property

Carbon monoxide alarm

Smoke alarm

Potential for noise

[Show more >](#)

Cancellation policy

Free cancellation for 24 hours. After that, the reservation is non-refundable.

Review this host's full policy for details.

[Show more](#) >

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Vacation rentals

Long Island

Vacation rentals

East River

Vacation rentals

Jersey Shore

Vacation rentals

South Jersey

Vacation rentals

New York

Vacation rentals

Washington

Vacation rentals

Hudson Valley

Vacation rentals

Philadelphia

Vacation rentals

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Family-friendly vacation rentals in Baltimore

Vacation rentals with outdoor seating in Maryland

Vacation rentals with outdoor seating in United States

Baltimore monthly stays

Vacation rentals with outdoor seating in Baltimore

Family-friendly vacation rentals in Maryland

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Help Center

Get help with a safety issue

AirCover

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