



Senate Bill 773

Homeowners Associations - Restriction on Long-Term Rentals - Prohibition

MACo Position: **SUPPORT**

To: Judicial Proceedings Committee

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From: Dominic J. Butchko

The Maryland Association of Counties (MACo) **SUPPORTS** SB 773. This bill prohibits a homeowners association from restricting long term rentals for periods of 6 months or longer.

For the 2024 Maryland General Assembly Session, MACo has made it a priority – one of the Association’s four legislative initiatives – to *Advance Comprehensive Housing Solutions*. Much like climate change and sea level rise, the challenges surrounding affordable housing are vast and call for a large, multipronged effort. While in other policy areas, it may be easy to deduce a simple cause-and-effect relationship, housing is a complex web of multifaceted factors. Addressing challenges like workforce, financing, interest rates, broad economic trends, supply chain, and large out-of-state corporate interests – among many other obstacles – requires an all-hands-on-deck effort from policy makers at all levels.

MACo is working with sponsors to cross-file legislation to target several components of this crisis: abandonment/blight disincentives, corporate owner transparency, and short-term rental oversight. Additionally, under this initiative, counties will be supporting other pro-housing legislation which helps to advance the conversation, balances local flexibility, and ensures more Marylanders can afford a place to call home.

One of the biggest obstacles to unlocking additional housing supply is the artificial removal of certain units from the market. SB 773 prohibits homeowners associations from banning long term rentals (6 months or longer) and in effect will serve to promote the total number of units available. As Maryland’s current housing crisis is multifaceted and requires a multipronged solution, smart policy prescriptions like this move Maryland another step in the right direction.

Counties cannot solve the housing crisis alone and SB 773 is an example of the innovative housing policy Maryland needs. For this reason, MACo urges the Committee to give SB 773 a **FAVORABLE** report.