



**Senate Bill 773 – Homeowners Associations - Restriction on Long-Term Rentals - Prohibition**

**Position: Favorable**

Maryland REALTORS® supports SB 773, which grants greater flexibility to the residents of Homeowners Associations.

Owners of properties within Homeowners Associations can be prohibited from renting their properties under the governing documents of that development. This can create difficulties when property owners need to temporarily relocate for their employment, as members of the military and foreign services often do.

It can also harm property owners when they face financial hardships. The ability to rent a property instead of selling at a loss in a down real estate market, or to avoid foreclosure or short sale, could be the best financial option for maintaining financial stability for that owner.

SB 773 preserves the rights that non-HOA owners have regarding the use of their properties as long-term rentals. Maryland REALTORS® encourages a favorable report.

**For more information contact [lisa.may@mdrealtor.org](mailto:lisa.may@mdrealtor.org) or  
[christa.mcgee@mdrealtor.org](mailto:christa.mcgee@mdrealtor.org)**