

Hearing Testimony April 4, 2025  
Senate Judicial Proceedings Committee  
Service Employees International Union, Local 500

HB911

Real Property - Landlord and Tenant - Family Child Care Homes

SUPPORT

SEIU Local 500 represents over 20,000 working people in Maryland, Washington D.C., and Virginia. Our union represents the support staff at the Montgomery County Public School system, Family Child Care Providers, Faculty and Staff at several Maryland colleges and universities, staff at non-profits and many other working people across the region. We urge a FAVORABLE Report on HB911 – **Real Property - Landlord and Tenant - Family Child Care Homes.**

Child care providers are essential to both our communities and our economy. HB 911 strengthens access to child care for working families, a critical need as more people work remotely and many Marylanders run small businesses from their homes, whether owned or leased. Maryland has made significant strides in supporting small, minority, and women-owned businesses to drive economic growth, and child care—primarily a women-owned and operated industry—plays a vital role. However, family child care is rapidly declining, as reported by the Maryland Comptroller. HB 911 addresses this by supporting the growth of family child care, ensuring a balance between landlords and tenants, and helping meet the needs of our workforce.

HB 911 is key to addressing the limited access to child care in communities across the state, which will in turn help eliminate child care deserts and create viable options for families. This is a crucial factor for our economy.

Additionally, HB 911 aligns with the Blueprint for Maryland's Future—Pillar 1 recommendations, emphasizing the need for accessible child care to support a mixed delivery system and bring the state's goals to life.

Child care is the workforce behind the workforce. It is a critical economic driver. State leaders must work to ensure that every family has access to affordable, high-quality child care because the positive impacts are felt throughout Maryland, both directly and indirectly.

HB 911 increases security deposits, ensures certificates of insurance for landlords, and includes provisions to ensure that zoning laws do not restrict the growth of child care businesses. It also includes notification provisions to enhance transparency. Leasing should not stand in the way of contributing to the economy and supporting working families.

Bias against child care businesses should be eliminated. Instead, these businesses should be recognized and embraced as key community assets and vital economic drivers. Therefore, we urge a favorable report on HB911.