

HB 911 _MFN_FAV_Morrow_Family Child Care.pdf

Uploaded by: Beth Morrow

Position: FAV



Testimony Concerning HB 911
“Real Property - Landlord and Tenant - Family Child Care Homes”
Submitted to the Senate Judicial Proceedings Committee
April 4, 2025

Position: Support

Maryland Family Network (MFN) supports HB 911, which would remove barriers for a tenant or prospective tenant interested in operating a family child care program in a leased single-family dwelling.

MFN has worked since 1945 to improve the availability and quality of child care and early childhood education as well as other supports for children and families in Maryland. We have been active in state and federal debates on child care policy and are strongly committed to ensuring that children, along with their parents, have access to high-quality, affordable programs and educational opportunities.

A family child care home is typically operated by a provider in her own residence. The provider undergoes background checks, a prescribed course of training, and safety inspections prior to being licensed. Group size cannot exceed eight children, with no more than two children under age 2. Family child care homes are regulated by Maryland State Department of Education’s Office of Child Care.

Family child care is an important community asset. Sometimes, however, restrictions in leases, have forced those interested in opening family child care homes to move. This limits families’ access to child care in their own neighborhoods. These restrictions are often based on misunderstandings about what family child care is.

Maryland Family Network recently published a resource “[Living with Family Child Care](#)” to help inform landlords, Home Owner Associations, and local zoning boards about the benefits of family child care.

Registered family child care is an important part of Maryland's child care delivery system. MFN respectfully urges favorable consideration of HB 911.

Submitted by Beth Morrow, Director of Public Policy



HB 911 final testimony April 4 2025.pdf

Uploaded by: Christina Peusch

Position: FAV



**Caring For Maryland's Most
Important Natural Resource™**

Maryland State Child Care Association

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The Maryland State Child Care Association (MSCCA) is a non-profit, statewide, professional association incorporated in 1984 to promote the growth and development of child care and learning centers in Maryland. MSCCA has over 5500 members working in the field of child care/early childhood education. We believe children are our most important natural resource and work hard to advocate for children, families and for professionalism within the early childhood community.

Testimony: HB 911: Real Property-Landlord and Tenant-Family Child Care Homes Submitted to: Judiciary Committee April 4, 2025

Maryland State Child Care Association fully supports HB 911.

Child care providers are the backbone of the community and the economy. HB 911 supports access to child care for working families.

Many people work remotely, and many Marylanders are entrepreneurs running small businesses out of their homes, whether they own or lease. Maryland has worked to prioritize small, minority, and women owned businesses to grow the economy. Child care is a primarily women owned and operated small business with family child care declining rapidly, according to the Maryland's Comptroller. HB 911 acts to support growing family child care in order to meet the needs of the workforce by striking a balance for landlord and tenants to be successful.

HB 911 is important to build capacity to address limited access to child care in communities throughout the state and will also lead to addressing child care deserts with viable child care options for families, which is important to the economy.

HB 911 also aligns with the Blueprint for Maryland's Future-Pillar 1 recommendations as you need child care to be viable to support a mixed delivery system and bring recommendations to fruition in this state.

Child care is the workforce behind the workforce and child care is an economic driver. State leaders should be working to ensure every family has access to affordable, quality childcare because the benefits positively impact Marylanders directly and indirectly.

HB 911 increases security deposits, ensures certificates of insurance for landlord piece of mind, does not limit zoning, and includes notification provisions. Leasing should not prohibit you from working and contributing to the economy.

Any bias related to child care should be prohibited and instead child care businesses should be embraced as an important community support system and economic driver.

MSCCA urges a favorable report.

SEIU Local 500 - HB911 - Support.pdf

Uploaded by: Elly Colmers

Position: FAV

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.

AOBA - HB 911 - INFO.pdf

Uploaded by: Michele Guyton

Position: FAV



Bill: **House Bill 911 - Real Property - Landlord and Tenant -
Family Child Care Homes**

Committee: **Judicial Proceedings Committee**

Date: **April 4, 2025**

Position: **Informational**

The Apartment and Office Building Association (AOBA) of Metropolitan Washington is a non-profit trade association representing the owners and managers of more than 23 million square feet of commercial office space and 133,000 apartment rental units in Montgomery and Prince George's counties.

AOBA understands the need to increase affordable childcare options and appreciates the sponsor addressing our concerns regarding childcare in multifamily housing. AOBA has no objection to the bill as amended.

For more information, please contact Brian Anleu at banleu@aoba-metro.org.

Multi-Housing Association - HB 911 - INFO.pdf

Uploaded by: Michele Guyton

Position: FAV



House Bill 911

Date: April 4, 2025
Committee: Judicial Proceedings
Position: Informational

This is offered on behalf of the Maryland Multi-Housing Association (MMHA). MMHA is a professional trade association established in 1996, whose membership consists of owners and managers of more than 207,246 rental housing homes in more than 937 apartment communities. Our members house over 667,000 residents of the State of Maryland throughout the entire State of Maryland. MMHA membership also includes more than 216 associate members that supply goods and services to the multi-housing industry. More information is available at <https://www.mmhaonline.org/>

MMHA would like to thank the Sponsor for working with us to amend House Bill 911 (“HB 911”). This amendment removes multifamily dwellings from the legislation. As amended, MMHA no longer has any concerns with HB 911. Please contact Ashley Clark at ashley.clark@mdlobbyist.com with any questions or concerns. Thank you.

Senate - HB 911 - Favorable.pdf

Uploaded by: Michele Guyton

Position: FAV



THE MARYLAND HOUSE OF DELEGATES
ANNAPOLIS, MARYLAND 21401

April 4, 2025

**HB 911 – Real Property – Landlord and Tenant – Family Child Care Homes -
Favorable**

Dear Chair Smith, Vice Chair Waldstreicher, and members of the Senate Judicial Proceedings Committee,

Thank you for your consideration of **HB911** which contributes a **solution** for **many of our states most pressing problems resulting from a severe shortage of licensed child care spots**. We have lost 25% of our licensed child care spots since COVID and most of those are “**Family Child care programs**” which are **home-based programs** that tend to have more **flexible hours** than traditional centers and offer a viable **business** opportunity particularly for women and particularly **women of color**. As reported by our comptroller, this **scarcity directly impacts** the economic health of our communities. In addition, the **lack of licensed** child care has forced many **families to “make do”** with unlicensed, unregulated and sometimes, unsafe situations for their children.

One of the **primary barriers to starting licensed family child care programs** is that **landlords regularly prohibit it in rental properties**. As amended, **HB 911 prohibits landlords from banning the operation of small licensed family child care homes in single-family rental properties**. These homes **must be regulated and licensed by** the MSDE Office of Childcare and must abide by all square footage, insurance, and inspection requirements of the department. Landlords may collect an extra **month of deposit**, they must **receive significant notice**, and they are allowed to **conduct their own inspections** of the properties as well. The **renters must also provide certificates of liability insurance covering all owners**

of the property up to \$1,000,000. HB 911 does not limit zoning and includes landlord notification provisions and expanded liability protections.

This is priority legislation of the **Women's Caucus**.

I request a favorable report on HB 911 because as the Maryland Childcare Association shared with us in their letter of support-

"Any bias related to child care should be prohibited and instead child care businesses should be embraced as an important community support system and economic driver."

Amendments were adopted from all concerned parties.

Sincerely

A handwritten signature in cursive script that reads "Delegate Michele Guyton".

Delegate Michele Guyton
District 42B

United Way of Central Maryland - HB 911 - Favorabl

Uploaded by: Michele Guyton

Position: FAV

HB 911

Greetings chair and vice chair,

My name is Molly McGriff. I am the Sr Director of United for Childcare with the United Way of Central Maryland. My testimony is in support of House Bill 911.

Family Child Care is an important part of our childcare ecosystem, but it is getting squeezed out of the marketplace. Home-based Family Child Care can be closer to home, offer more flexible hours, be more culturally responsive, and on average, is more affordable.

Other states prevent landlords from discriminating against licensed Family Child Care. I worked in child care support and licensing in New York State for 11.5 years. In New York, Family Child Care has a residential designation that limits landlords from evicting or punishing tenants for operating licensed child care. Maryland should absolutely do the same.

Family Child Care programs provide high quality early care and education. They meet high licensing standards set by MSDE. Maryland faces a childcare crisis, there are not enough spots for our youngest children. Family Child Care cannot be overlooked.

HB 911 is a simple fix that will strengthen the childcare system. I ask that you support HB 911.

Thank you for your time and consideration of this important matter.