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March 6, 2026

VIA EMAIL: brian.feldman@senate.maryland.gov; cheryl.kagan@senate.maryland.gov

Senator Brian J. Feldman, Chair
Senator Cheryl C. Kagan, Vice Chair
Senate Education, Energy, and the Environment Committee
2 West Miller Senate Office Bldg.
Annapolis, Maryland 21401

Re: Senate Bill 624

Public Safety-Short-Term Rental Units-Fire Safety (Jillian & Lindsay Wiener Short-Term Rental Fire Safety Act)

Hearing Date: March 10, 2026 at 1:00 pm

Position: SUPPORT WITH AMENDMENTS

Dear Chairperson Feldman, Vice Chairperson Kagan, and Members of the Education, Energy and the Environment Committee:

This letter is submitted on behalf of the Maryland Legislative Action Committee (“MD-LAC”) of the Community Association Institute (“CAI”). CAI represents individuals who reside in and professionals who work with condominiums, homeowners associations, and cooperatives throughout the State of Maryland. With this letter, MD-LAC seeks to voice its support for the passage of **SB624**, with amendments.

The bill requires specific fire safety measures for short-term rentals that involve both the booking service and owner. It also requires local governments to adopt regulations and mandate annual inspections of the units to ensure fire safety.

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MD-LAC requests a **favorable report with amendments** on **SB624**. Amendments include aligning the bill with the current State Fire Prevention Code, which allows each jurisdiction to determine the frequency of inspections for short-term rentals. In addition, **SB624** calls for interconnected smoke detectors that are wired together. Wireless smoke detectors and carbon monoxide detectors should also be permitted to accommodate older buildings; said detectors provide additional options at nominal costs and further the safety goal of this bill.

We are available to answer any questions the Committee Members may have. Please feel free to contact Lisa Harris Jones, lobbyist for the MD-LAC, at 410-366-1500 or email at lisa.jones@mdlobbyist.com. You may also contact Igor Conev, Chair of the MD-LAC at 443- 614-2787, or by e-mail at igor@ocmannproperties.com, or Ellen Throop, Member MD-LAC at 703-790-1911, or by e-mail at ethroop@reesbroome.com.

Sincerely,

Ellen Throop

Member, CAI MD-LAC

Igor Conev

Chair, CAI MD-LAC

CAI is a national organization dedicated to fostering vibrant, competent, harmonious community associations for more than fifty years. Its members include community association volunteer leaders, professional managers, community management firms, and other professionals and companies that provide products and services to common interest associations. As part of its mission, CAI advocates for legislative and regulatory policies that support responsible governance and effective management. As part of this purpose, state Legislative Action Committees represent CAI members before state legislatures and agencies on issues such as governance, assessment collection, insurance and construction defects.