

HOUSE BILL 993

N1
HB 705/25 – ENT

6lr3136
CF SB 666

By: **Delegates Valderrama, Amprey, Bhandari, and Qi**

Introduced and read first time: February 6, 2026

Assigned to: Economic Matters

A BILL ENTITLED

1 AN ACT concerning

2 **Real Property – Short-Term Rentals**

3 FOR the purpose of prohibiting the governing body of a county or municipality from
4 enacting a local law or ordinance prohibiting the offering of certain residential
5 property as a short-term rental by an operator solely because the operator is a lessee
6 or sublessee of the property; authorizing the governing body of a county or
7 municipality to enact a local law or ordinance prohibiting the operator of a
8 short-term rental who is a lessee or sublessee of the property from operating more
9 than one short-term rental within the county or municipality; and generally relating
10 to short-term rental property.

11 BY adding to
12 Article – Real Property
13 Section 14-126.1
14 Annotated Code of Maryland
15 (2023 Replacement Volume and 2025 Supplement)

16 SECTION 1. BE IT ENACTED BY THE GENERAL ASSEMBLY OF MARYLAND,
17 That the Laws of Maryland read as follows:

18 **Article – Real Property**

19 **14-126.1.**

20 **(A) (1) IN THIS SECTION THE FOLLOWING WORDS HAVE THE MEANINGS**
21 **INDICATED.**

22 **(2) “OPERATOR” MEANS THE PROPRIETOR OF ANY DWELLING,**
23 **LODGING, OR SLEEPING ACCOMMODATIONS OFFERED AS A SHORT-TERM RENTAL,**

EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.

[Brackets] indicate matter deleted from existing law.



1 WHETHER IN THE CAPACITY OF OWNER, LESSEE, SUBLESSEE, MORTGAGEE IN
2 POSSESSION, LICENSEE, OR ANY OTHER POSSESSORY CAPACITY.

3 **(3) (I) “SHORT-TERM RENTAL” MEANS A RESIDENTIAL DWELLING**
4 **UNIT OR A PORTION OF THE UNIT, INCLUDING AN ACCESSORY DWELLING, USED TO**
5 **PROVIDE HOUSING FOR LESS THAN 31 CONSECUTIVE DAYS.**

6 **(II) “SHORT-TERM RENTAL” DOES NOT INCLUDE A HOTEL OR**
7 **MOTEL, BOARDING HOUSE, GROUP RESIDENTIAL FACILITY FOR STUDENTS,**
8 **FRATERNITY OR SORORITY HOUSE, OR SIMILAR HOUSING.**

9 **(B) (1) THE GOVERNING BODY OF A COUNTY OR MUNICIPALITY MAY NOT**
10 **ENACT A LOCAL LAW OR ORDINANCE PROHIBITING AN OPERATOR FROM OFFERING**
11 **A PROPERTY AS A SHORT-TERM RENTAL SOLELY BECAUSE THE OPERATOR IS A**
12 **LESSEE OR SUBLESSEE OF THE PROPERTY.**

13 **(2) THE GOVERNING BODY OF A COUNTY OR MUNICIPALITY MAY**
14 **ENACT A LOCAL LAW OR ORDINANCE PROHIBITING AN OPERATOR FROM OPERATING**
15 **MORE THAN ONE PROPERTY IN THE COUNTY OR MUNICIPALITY AS A SHORT-TERM**
16 **RENTAL IF THE OPERATOR IS A LESSEE OR SUBLESSEE OF THE PROPERTY.**

17 **(C) NOTHING IN THIS SECTION MAY BE INTERPRETED AS PROHIBITING A**
18 **PROPERTY OWNER FROM PROHIBITING OR LIMITING THE USE OF THE PROPERTY BY**
19 **A LESSEE OR SUBLESSEE AS A SHORT-TERM RENTAL.**

20 SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect
21 October 1, 2026.