

# HOUSE BILL 1221

E4, C2

6lr2067  
CF SB 624

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By: **Delegates Foley and Hutchinson**

Introduced and read first time: February 11, 2026

Assigned to: Economic Matters

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## A BILL ENTITLED

1 AN ACT concerning

2 **Public Safety – Short-Term Rental Units – Fire Safety**  
3 **(Jillian and Lindsay Wiener Short-Term Rental Fire Safety Act)**

4 FOR the purpose of requiring certain short-term rental units to post certain evacuation  
5 diagrams and certain emergency telephone numbers in the unit and to provide fire  
6 extinguishers and install certain smoke alarms in the unit; requiring a certain  
7 short-term rental host to replace a smoke alarm under certain circumstances;  
8 requiring certain booking services to notify certain short-term rental hosts  
9 regarding certain fire safety requirements; requiring a county or Baltimore City to  
10 require, through local law or regulation, certain inspections and to report certain  
11 information to the State Fire Marshal; requiring the State Fire Marshal to make a  
12 certain report to the General Assembly; and generally relating to fire safety  
13 requirements for short-term rental units.

14 BY repealing and reenacting, without amendments,  
15 Article – Public Safety  
16 Section 9–101(a), (c), (d), and (e)  
17 Annotated Code of Maryland  
18 (2022 Replacement Volume and 2025 Supplement)

19 BY adding to  
20 Article – Public Safety  
21 Section 9–1101 through 9–1105 to be under the new subtitle “Subtitle 11.  
22 Short-Term Rental Fire Safety Requirements”  
23 Annotated Code of Maryland  
24 (2022 Replacement Volume and 2025 Supplement)

25 BY repealing and reenacting, without amendments,  
26 Article – Tax – General  
27 Section 11–101(a), (j–1), and (j–3)  
28 Annotated Code of Maryland

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EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.

[Brackets] indicate matter deleted from existing law.



(2022 Replacement Volume and 2025 Supplement)

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

**Article – Public Safety**

9–101.

(a) In this subtitle the following words have the meanings indicated.

(c) “Sleeping area” means a space that includes one or more sleeping rooms and a hall or common area immediately adjacent to any sleeping room.

(d) “Sleeping room” means an enclosed room with a bed arranged to be used as a bedroom.

(e) “Smoke alarm” means a single or multiple station device that detects visible or invisible products of combustion and includes a built-in internal alarm signal.

**SUBTITLE 11. SHORT-TERM RENTAL FIRE SAFETY REQUIREMENTS.**

**9–1101.**

**(A) IN THIS SUBTITLE THE FOLLOWING WORDS HAVE THE MEANINGS INDICATED.**

**(B) (1) “BOOKING SERVICE” MEANS A PERSON WHO, DIRECTLY OR INDIRECTLY:**

**(I) PROVIDES ONE OR MORE ONLINE, COMPUTER, OR APPLICATION-BASED PLATFORMS THAT INDIVIDUALLY OR COLLECTIVELY CAN BE USED TO:**

**1. LIST OR ADVERTISE OFFERS FOR SHORT-TERM RENTALS; AND**

**2. A. ACCEPT OFFERS FOR SHORT-TERM RENTALS; OR**

**B. ALLOW RESERVATION OR PAYMENT FOR SHORT-TERM RENTALS; AND**

1                   **(II) CHARGES, COLLECTS, OR RECEIVES A FEE FOR THE USE OF**  
2 **THE PLATFORM OR FOR ANY SERVICE PROVIDED IN CONNECTION WITH A**  
3 **SHORT-TERM RENTAL.**

4                   **(2) “BOOKING SERVICE” DOES NOT INCLUDE A PLATFORM THAT**  
5 **SOLELY LISTS OR ADVERTISES OFFERS FOR SHORT-TERM RENTALS.**

6                   **(C) “SHORT-TERM RENTAL” HAS THE MEANING STATED IN § 11-101 OF THE**  
7 **TAX – GENERAL ARTICLE.**

8                   **(D) “SHORT-TERM RENTAL HOST” MEANS A PERSON IN LEGAL POSSESSION**  
9 **OF A SHORT-TERM RENTAL UNIT WHO RENTS THE UNIT TO GUESTS.**

10                   **(E) “SHORT-TERM RENTAL UNIT” HAS THE MEANING STATED IN § 11-101**  
11 **OF THE TAX – GENERAL ARTICLE.**

12                   **(F) “SLEEPING AREA” HAS THE MEANING STATED IN § 9-101 OF THIS TITLE.**

13                   **(G) “SMOKE ALARM” HAS THE MEANING STATED IN § 9-101 OF THIS TITLE.**  
14 **9-1102.**

15                   **THIS SUBTITLE APPLIES ONLY TO A SHORT-TERM RENTAL UNIT OFFERED FOR**  
16 **SHORT-TERM RENTAL FOR LESS THAN 30 CONSECUTIVE DAYS.**

17 **9-1103.**

18                   **(A) IN A SHORT-TERM RENTAL UNIT, A SHORT-TERM RENTAL HOST SHALL:**

19                   **(1) CONSPICUOUSLY POST AN EVACUATION DIAGRAM IDENTIFYING**  
20 **ALL EXITS FROM THE SHORT-TERM RENTAL UNIT AND, IF APPLICABLE, THE EXITS**  
21 **FROM THE BUILDING IN WHICH THE SHORT-TERM RENTAL UNIT IS LOCATED;**

22                   **(2) CONSPICUOUSLY POST A LIST OF EMERGENCY TELEPHONE**  
23 **NUMBERS FOR LAW ENFORCEMENT AND FIRE RESCUE SERVICES;**

24                   **(3) PROVIDE A WORKING FIRE EXTINGUISHER IN THE SHORT-TERM**  
25 **RENTAL UNIT; AND**

26                   **(4) PROVIDE WORKING SMOKE ALARMS IN THE SHORT-TERM RENTAL**  
27 **UNIT.**

1           **(B) (1) A SMOKE ALARM REQUIRED UNDER SUBSECTION (A) OF THIS**  
2 **SECTION SHALL BE:**

3                   **(I) SUBJECT TO PARAGRAPH (3) OF THIS SUBSECTION,**  
4 **INSTALLED AND MAINTAINED IN ACCORDANCE WITH STATE, COUNTY, AND**  
5 **MUNICIPAL FIRE CODES; AND**

6                   **(II) IF MULTIPLE SMOKE ALARMS ARE REQUIRED TO BE**  
7 **INSTALLED AND MAINTAINED IN THE SHORT-TERM RENTAL UNIT,**  
8 **INTERCONNECTED WITH OTHER SMOKE ALARMS SO THAT THE ACTIVATION OF ONE**  
9 **SMOKE ALARM ACTIVATES ALL SMOKE ALARMS IN THE SHORT-TERM RENTAL UNIT.**

10           **(2) A SMOKE ALARM SOUND FOR A SMOKE ALARM REQUIRED UNDER**  
11 **THIS SECTION SHALL BE:**

12                   **(I) CLEARLY AUDIBLE IN ALL SLEEPING ROOMS AND SLEEPING**  
13 **AREAS IN A SHORT-TERM RENTAL UNIT; AND**

14                   **(II) LOUD ENOUGH TO BE HEARD OVER BACKGROUND NOISE**  
15 **AND WITH ALL DOORS CLOSED BETWEEN THE SLEEPING ROOMS IN A SLEEPING AREA**  
16 **AND THE SMOKE ALARM.**

17           **(3) A SMOKE ALARM REQUIRED UNDER THIS SECTION SHALL BE**  
18 **REPLACED IF THE SMOKE ALARM OR SMOKE DETECTOR:**

19                   **(I) STOPS FUNCTIONING;**

20                   **(II) IS MORE THAN 10 YEARS OLD BASED ON THE PRODUCTION**  
21 **DATE MARKED ON THE BACK OF THE DEVICE; OR**

22                   **(III) HAS NO PRODUCTION DATE ON THE BACK OF THE DEVICE.**

23 **9-1104.**

24           **A BOOKING SERVICE SHALL:**

25                   **(1) NOTIFY ALL SHORT-TERM RENTAL HOSTS THAT USE THE**  
26 **BOOKING SERVICE OF THE FIRE SAFETY REQUIREMENTS OF THIS SUBTITLE; AND**

27                   **(2) REQUIRE EACH SHORT-TERM RENTAL HOST THAT USES THE**  
28 **BOOKING SERVICE TO PROVIDE TO THE BOOKING SERVICE CONFIRMATION**  
29 **DOCUMENTATION PROVIDED TO THE SHORT-TERM RENTAL HOST UNDER § 9-1105**

1 OF THIS SUBTITLE FOR EACH SHORT-TERM RENTAL UNIT OWNED BY THE  
2 SHORT-TERM RENTAL HOST.

3 9-1105.

4 (A) ON OR BEFORE JULY 1, 2028, EACH COUNTY AND BALTIMORE CITY  
5 SHALL, BY LOCAL LAW OR REGULATION:

6 (1) REQUIRE THE ANNUAL INSPECTION OF ALL SHORT-TERM RENTAL  
7 UNITS IN THE JURISDICTION FOR COMPLIANCE WITH THE REQUIREMENTS OF §  
8 9-1103 OF THIS SUBTITLE; AND

9 (2) SUBMIT A REPORT TO THE STATE FIRE MARSHAL ON OR BEFORE  
10 JULY 1, 2028, SUMMARIZING:

11 (I) EACH LOCAL LAW OR REGULATION ADOPTED ON OR AFTER  
12 OCTOBER 1, 2026, GOVERNING THE INSPECTION OF SHORT-TERM RENTAL UNITS  
13 DESCRIBED IN ITEM (1) OF THIS SUBSECTION;

14 (II) EACH LOCAL LAW OR REGULATION IN EFFECT BEFORE  
15 OCTOBER 1, 2026, GOVERNING THE INSPECTION OF SHORT-TERM RENTAL UNITS  
16 DESCRIBED IN ITEM (1) OF THIS SUBSECTION, INCLUDING THE EFFECTIVE DATE OF  
17 THE LAW OR REGULATION;

18 (III) THE NUMBER OF SHORT-TERM RENTAL UNITS IN THE  
19 JURISDICTION; AND

20 (IV) THE NUMBER OF SHORT-TERM RENTAL UNITS IN THE  
21 JURISDICTION THAT ARE IN COMPLIANCE WITH THE REQUIREMENTS OF §  
22 9-1103 OF THIS SUBTITLE.

23 (B) A COUNTY OR BALTIMORE CITY MAY ESTABLISH A FEE TO COVER THE  
24 COST OF INSPECTION REQUIRED UNDER SUBSECTION (A)(1) OF THIS SECTION.

25 (C) IN CONSULTATION WITH THE STATE FIRE MARSHAL, A COUNTY OR  
26 BALTIMORE CITY MAY DELEGATE THE INSPECTION OF SHORT-TERM RENTAL UNITS  
27 REQUIRED UNDER SUBSECTION (A) OF THIS SECTION TO A THIRD-PARTY INSPECTOR  
28 WHO:

29 (1) MEETS THE QUALIFICATIONS, INSURANCE REQUIREMENTS, AND  
30 PROCEDURES ESTABLISHED BY THE STATE FIRE MARSHAL; AND

