

HOUSE BILL 1221

E4, C2

6lr2067
CF SB 624

By: **Delegates Foley and Hutchinson**

Introduced and read first time: February 11, 2026

Assigned to: Economic Matters

Committee Report: Favorable with amendments

House action: Adopted

Read second time: March 6, 2026

CHAPTER _____

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 and carbon monoxide alarms in the
7 unit; requiring a certain short-term rental host to replace a smoke alarm and carbon
8 monoxide alarm under certain circumstances; requiring certain booking services to
9 notify certain short-term rental hosts regarding certain fire safety requirements;
10 requiring ~~a county~~ certain counties or Baltimore City to require, through local law
11 or regulation, certain inspections and to report certain information to the State Fire
12 Marshal under certain circumstances; requiring the State Fire Marshal to make a
13 certain report to the General Assembly; and generally relating to ~~fire~~ safety
14 requirements for short-term rental units.

15 BY repealing and reenacting, without amendments,
16 Article – Public Safety
17 Section 9–101(a), (c), (d), and (e) and 12–1101(a) and (b)
18 Annotated Code of Maryland
19 (2022 Replacement Volume and 2025 Supplement)

20 BY adding to
21 Article – Public Safety
22 Section 9–1101 through ~~9–1105~~ 9–1106 to be under the new subtitle “Subtitle 11.
23 Short-Term Rental Fire Safety Requirements”

EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.

[Brackets] indicate matter deleted from existing law.

Underlining indicates amendments to bill.

~~Strike out~~ indicates matter stricken from the bill by amendment or deleted from the law by amendment.



1 Annotated Code of Maryland
2 (2022 Replacement Volume and 2025 Supplement)

3 BY repealing and reenacting, without amendments,
4 Article – Tax – General
5 Section 11–101(a), (j–1), and (j–3)
6 Annotated Code of Maryland
7 (2022 Replacement Volume and 2025 Supplement)

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

10 **Article – Public Safety**

11 9–101.

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

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

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

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

19 **SUBTITLE 11. SHORT–TERM RENTAL FIRE SAFETY REQUIREMENTS.**

20 **9–1101.**

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

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

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

28 **1. LIST OR ADVERTISE OFFERS FOR SHORT–TERM**
29 **RENTALS; AND**

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

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

5 (II) CHARGES, COLLECTS, OR RECEIVES A FEE FOR THE USE OF
6 THE PLATFORM OR FOR ANY SERVICE PROVIDED IN CONNECTION WITH A
7 SHORT-TERM RENTAL.

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

10 (C) “CARBON MONOXIDE ALARM” HAS THE MEANING STATED IN § 12-1101
11 OF THIS ARTICLE.

12 ~~(C)~~ (D) “SHORT-TERM RENTAL” HAS THE MEANING STATED IN § 11-101
13 OF THE TAX – GENERAL ARTICLE.

14 ~~(D)~~ (E) “SHORT-TERM RENTAL HOST” MEANS A PERSON IN LEGAL
15 POSSESSION OF A SHORT-TERM RENTAL UNIT WHO RENTS THE UNIT TO GUESTS.

16 ~~(E)~~ (F) “SHORT-TERM RENTAL UNIT” HAS THE MEANING STATED IN §
17 11-101 OF THE TAX – GENERAL ARTICLE.

18 ~~(F)~~ (G) “SLEEPING AREA” HAS THE MEANING STATED IN § 9-101 OF THIS
19 TITLE.

20 ~~(G)~~ (H) “SMOKE ALARM” HAS THE MEANING STATED IN § 9-101 OF THIS
21 TITLE.

22 9-1102.

23 THIS SUBTITLE APPLIES ONLY TO A SHORT-TERM RENTAL UNIT OFFERED FOR
24 SHORT-TERM RENTAL FOR LESS THAN 30 CONSECUTIVE DAYS.

25 9-1103.

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

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

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

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

5 (4) PROVIDE WORKING SMOKE ALARMS AND CARBON MONOXIDE
6 ALARMS IN THE SHORT-TERM RENTAL UNIT.

7 (B) (1) ~~A~~ SUBJECT TO PARAGRAPH (4) OF THIS SUBSECTION, A SMOKE
8 ALARM OR CARBON MONOXIDE ALARM REQUIRED UNDER SUBSECTION (A) OF THIS
9 SECTION SHALL BE:

10 ~~(1) SUBJECT TO PARAGRAPH (3) OF THIS SUBSECTION,~~
11 ~~INSTALLED AND MAINTAINED IN ACCORDANCE WITH STATE, COUNTY, AND~~
12 ~~MUNICIPAL FIRE CODES; AND.~~

13 ~~(1) (2)~~ ~~IF~~ IF MULTIPLE SMOKE ALARMS ARE REQUIRED TO BE
14 INSTALLED AND MAINTAINED IN THE SHORT-TERM RENTAL UNIT, EACH SMOKE
15 ALARM SHALL:

16 (I) BE INTERCONNECTED WITH OTHER SMOKE ALARMS SO
17 THAT THE ACTIVATION OF ONE SMOKE ALARM ACTIVATES ALL SMOKE ALARMS IN
18 THE SHORT-TERM RENTAL UNIT; OR

19 (II) COMPLY WITH AN ALTERNATIVE REQUIREMENT
20 AUTHORIZED BY THE STATE FIRE MARSHAL IN CONSULTATION WITH THE STATE
21 FIRE PREVENTION COMMISSION.

22 ~~(2) (3)~~ ~~A~~ WHEN ACTIVATED, A SMOKE ALARM OR CARBON
23 MONOXIDE ALARM SOUND FOR A SMOKE ALARM REQUIRED UNDER THIS SECTION
24 SHALL ~~BE~~ SOUND AN ALARM THAT IS:

25 (I) CLEARLY AUDIBLE IN ALL SLEEPING ROOMS AND SLEEPING
26 AREAS IN A SHORT-TERM RENTAL UNIT; AND

27 (II) LOUD ENOUGH TO BE HEARD OVER BACKGROUND NOISE
28 AND WITH ALL DOORS CLOSED BETWEEN THE SLEEPING ROOMS IN A SLEEPING AREA
29 AND THE SMOKE ALARM OR CARBON MONOXIDE ALARM.

1 ~~(3)~~ (4) A SMOKE ALARM OR CARBON MONOXIDE ALARM REQUIRED
2 UNDER THIS SECTION SHALL BE REPLACED IF THE SMOKE ALARM OR ~~SMOKE~~
3 ~~DETECTOR~~ CARBON MONOXIDE ALARM:

4 (I) STOPS FUNCTIONING;

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

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

8 9-1104.

9 A BOOKING SERVICE SHALL:

10 (1) ELECTRONICALLY NOTIFY ALL SHORT-TERM RENTAL HOSTS
11 THAT USE THE BOOKING SERVICE OF THE FIRE SAFETY REQUIREMENTS OF THIS
12 SUBTITLE; AND

13 (2) REQUIRE EACH SHORT-TERM RENTAL HOST THAT USES THE
14 BOOKING SERVICE TO PROVIDE TO THE BOOKING SERVICE CONFIRMATION
15 DOCUMENTATION PROVIDED TO THE SHORT-TERM RENTAL HOST UNDER § 9-1105
16 OF THIS SUBTITLE FOR EACH SHORT-TERM RENTAL UNIT OWNED BY THE
17 SHORT-TERM RENTAL HOST.

18 9-1105.

19 (A) THIS SECTION DOES NOT APPLY TO A COUNTY OR BALTIMORE CITY
20 THAT PROHIBITS SHORT-TERM RENTALS IN THE JURISDICTION.

21 (B) ON OR BEFORE JULY 1, 2028, EACH COUNTY AND BALTIMORE CITY
22 SHALL, BY LOCAL LAW OR REGULATION:

23 (1) REQUIRE THE ANNUAL INSPECTION OF ALL SHORT-TERM RENTAL
24 UNITS IN THE JURISDICTION FOR COMPLIANCE WITH THE REQUIREMENTS OF §
25 9-1103 OF THIS SUBTITLE; AND

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

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

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

5 (III) THE NUMBER OF SHORT-TERM RENTAL UNITS IN THE
 6 JURISDICTION INSPECTED UNDER ITEM (1) OF THIS SUBSECTION; AND

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

10 ~~(B)~~ (C) A COUNTY OR BALTIMORE CITY MAY ESTABLISH A FEE TO COVER
 11 THE COST OF INSPECTION REQUIRED UNDER SUBSECTION ~~(A)(1)~~ (B)(1) OF THIS
 12 SECTION.

13 ~~(C)~~ (D) (1) IN CONSULTATION WITH THE STATE FIRE MARSHAL, A
 14 COUNTY OR BALTIMORE CITY MAY DELEGATE THE INSPECTION OF SHORT-TERM
 15 RENTAL UNITS REQUIRED UNDER SUBSECTION ~~(A)~~ (B) OF THIS SECTION TO A
 16 THIRD-PARTY INSPECTOR WHO:

17 ~~(1)~~ (I) MEETS THE QUALIFICATIONS, INSURANCE REQUIREMENTS,
 18 AND PROCEDURES ESTABLISHED BY THE STATE FIRE MARSHAL; AND

19 ~~(2)~~ (II) IS CERTIFIED BY A NATIONALLY RECOGNIZED FIRE SAFETY
 20 ORGANIZATION.

21 (2) THE OFFICE OF THE STATE FIRE MARSHAL SHALL ESTABLISH
 22 THE MINIMUM REQUIRED QUALIFICATIONS, CERTIFICATIONS, AND LICENSING FOR
 23 A THIRD-PARTY INSPECTOR UNDER THIS SUBSECTION.

24 ~~(D)~~ (E) IF THE PERSON CONDUCTING THE INSPECTION UNDER THIS
 25 SECTION FINDS A SHORT-TERM RENTAL UNIT TO BE IN COMPLIANCE WITH THE
 26 REQUIREMENTS OF § **9-1103** OF THIS SUBTITLE, THE PERSON SHALL PROVIDE TO
 27 THE SHORT-TERM RENTAL HOST A CERTIFICATE, RECEIPT, OR OTHER
 28 DOCUMENTATION OF COMPLIANCE.

29 **9-1106.**

30 THIS SUBTITLE MAY NOT BE CONSTRUED TO:

31 (1) REQUIRE A COUNTY OR BALTIMORE CITY TO AUTHORIZE THE USE
 32 OF SHORT-TERM RENTALS IN THE JURISDICTION; OR

1 **(2) PREEMPT OR PROHIBIT A COUNTY OR BALTIMORE CITY FROM**
2 **ENACTING OTHER MEASURES REGARDING SHORT-TERM RENTALS IN THE**
3 **JURISDICTION IN ADDITION TO THE MEASURES REQUIRED BY THIS SUBTITLE.**

4 12-1101.

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

6 (b) “Carbon monoxide alarm” means a device that:

7 (1) senses carbon monoxide;

8 (2) when sensing carbon monoxide, is capable of emitting a distinct and
9 audible sound;

10 (3) is listed and carries the listing of a nationally recognized testing
11 laboratory approved by the Office of the State Fire Marshal; and

12 (4) (i) is wired into an alternating current (AC) powerline with
13 secondary battery backup; or

14 (ii) for a hotel, a lodging or rooming house, or a rental dwelling unit:

15 1. is wired into an alternating current (AC) powerline with
16 secondary battery backup;

17 2. is battery-powered, sealed, tamper resistant, and using a
18 long-life battery that has a life of not less than 10 years; or

19 3. is connected to an on-site control unit that monitors the
20 carbon monoxide alarm remotely so that a responsible party is alerted when the device
21 activates the alarm signal and receives its primary power from a battery or the control unit.

22 **Article – Tax – General**

23 11-101.

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

25 (j-1) “Short-term rental” means the temporary use of a short-term rental unit to
26 provide accommodation to transient guests for lodging purposes in exchange for
27 consideration.

28 (j-3) (1) “Short-term rental unit” means a residential dwelling unit or a portion
29 of the unit used for short-term rentals.

1 (2) "Short-term rental unit" includes a single-family house or dwelling, a
2 multifamily house or dwelling, an apartment, a condominium, or a cooperative.

3 SECTION 2. AND BE IT FURTHER ENACTED, That, on or before October 1, 2028,
4 the State Fire Marshal shall report to the General Assembly, in accordance with § 2-1257
5 of the State Government Article, on the information reported to the State Fire Marshal by
6 the counties and Baltimore City in accordance with this Act.

7 SECTION 3. AND BE IT FURTHER ENACTED, That this Act shall take effect
8 October 1, 2026.

Approved:

Governor.

Speaker of the House of Delegates.

President of the Senate.