

SENATE BILL 624

E4, C2

6lr2068

CF 6lr2067

By: Senator Feldman

Introduced and read first time: February 5, 2026

Assigned to: Judicial Proceedings

A BILL ENTITLED

1 AN ACT concerning

Public Safety – Short-Term Rental Units – Fire Safety (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,

Article – Public Safety

Section 9–101(a), (c), (d), and (e)

Annotated Code of Maryland

(2022 Replacement Volume and 2025 Supplement)

19 BY adding to

Article – Public Safety

Section 9-1101 through 9-1105 to be under the new subtitle “Subtitle 11. Short-Term Rental Fire Safety Requirements”

Annotated Code of Maryland

(2022 Replacement Volume and 2025 Supplement)

25 BY repealing and reenacting, without amendments,

Article – Tax – General

Section 11-101(a), (j-1), and (j-3)

Annotated Code of Maryland

EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.

[Brackets] indicate matter deleted from existing law.



1 (2022 Replacement Volume and 2025 Supplement)

2 SECTION 1. BE IT ENACTED BY THE GENERAL ASSEMBLY OF MARYLAND,

3 That the Laws of Maryland read as follows:

4 **Article – Public Safety**

5 9–101.

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

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

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

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

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

14 **9–1101.**

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

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

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

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

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

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

6 (c) "SHORT-TERM RENTAL" HAS THE MEANING STATED IN § 11-101 OF THE
7 TAX - GENERAL ARTICLE.

(D) "SHORT-TERM RENTAL HOST" MEANS A PERSON IN LEGAL POSSESSION 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:

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

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

1 (2) IS CERTIFIED BY A NATIONALLY RECOGNIZED FIRE SAFETY
2 ORGANIZATION.

3 (D) IF THE PERSON CONDUCTING THE INSPECTION UNDER THIS SECTION
4 FINDS A SHORT-TERM RENTAL UNIT TO BE IN COMPLIANCE WITH THE
5 REQUIREMENTS OF § 9-1103 OF THIS SUBTITLE, THE PERSON SHALL PROVIDE TO
6 THE SHORT-TERM RENTAL HOST A CERTIFICATE, RECEIPT, OR OTHER
7 DOCUMENTATION OF COMPLIANCE.

Article – Tax – General

9 11-101.

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

14 (j-3) (1) "Short-term rental unit" means a residential dwelling unit or a portion
15 of the unit used for short-term rentals.

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

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

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