

Susan Margulies  
113 Conduit Street  
Annapolis, MD 21401

March 4, 2022

RE: HB1259 (Favorable)

Dear Delegate Belcastro and Maryland Senate,

I was writing to express my most enthusiastic support for HB1259, the “Accessory Dwelling Unit Authorization and Promotion Act”. I am the Admin and one of the founding members of the Facebook group *Support Annapolis STVR* (347 members), and the importance of allowing home owners to monetize their one, singular asset through the construction (and rental!) of an ADU cannot be overstated.

I love ADUs! I’ve lived in them all my life, through graduate school and two postdocs, and I have no doubt that the decades of lower rent is why I am a homeowner today. I really believe that the extra income helps homeowners shoulder their mortgage, keep pace with their property taxes, keep their home in good repair and just generally age-in-place. And if they short-term rent their ADU between family visits, or between long-term tenants... well! They are promoting travel to Annapolis and the state Maryland, supporting the businesses downtown, and helping lower the cost of travel, all at the same time! A homeowner may rent to a family, or to a doctor/nurse on a two-week rotation at the Anne Arundel Medical Center. They may rent to a student at St. Johns College or to a Navy family during Plebe parent’s weekend. All of these activities help keep the home-owner and the local economy afloat- all of these activities have minimal impact on the neighborhood.

Thank you very much for putting HB1259 forward. I was active in the helping pass O-9-21, which legalized Accessory Dwelling Units within the City of Annapolis, and I will be there to help Anne Arundel County pass its own version of legalizing ADUs. ADUs are here and have been here for decades. Legalizing them is recognizing reality, and is long over due. Thank you!

Very best regards,

Susan Margulies

Admin and founding member of Facebook Group Support Annapolis STVR

Owner-occupied short-term rental advocate

USNA Professor in Math Department (for identification purposes only)