

**TESTIMONY PRESENTED TO THE HOUSE ENVIRONMENTAL AND  
TRANSPORTATION COMMITTEE  
By Mariby Corpening**

**HB705 - Real Property – Short-Term Rentals  
February 11, 2025**

**SUPPORT HB705**

Mr. Chair, Ms. Vice Chair and members of the Environment and Transportation Committee my name is Mariby Corpening and I come before you to **SUPPORT HB705**, which will prohibit any Maryland jurisdiction from precluding a Lessee like me from operating a short-term rental property just because I do not own the property.

I have been in the hospitality business for over two decades, from owning and operating a Bed & Breakfast in Prince George's County to operating an eclectic, short-term rental business. As a woman-owned, minority business located in a home with stunning views of the National Harbor, Virginia and D.C. For years, I carefully curated a collection of artifacts, furniture, books, art and international music that adds something "different" to the ordinary rental experience. My hard work and love of hospitality resulted in outfitting a rental property that gives guests, both locally and from around the world, an experience resembling a fusion of multi-cultures and Maryland's own Southern comforts. A destination within a destination. After taking in the shops, museums, theaters, sports, entertainment, and local dining options, my guests treasure returning to a "quiet, peaceful space, including the grandeur of watching the sun go down." One of my guest reviews went as far as saying, "that it's luxurious, breath-taking, full of warmth, beauty, historical, and cultural richness," and another said, "It feeds the soul." I have received no less than 5-Star ratings from my guests, who range from business conference attendees, military & government employees, couples, and even mom's needing a local getaway.

In addition, I network with other businesses to refer massage therapy, caterers, artists, musicians, tour guides, and various other services from our metro area. These businesses, many of which are small and woman-owned like my own rely on these referrals to build and sustain their own businesses. Some of my referrals help these businesses to obtain clients from the local area and from international travelers as far as France, Germany, Italy, South Africa, China, and other foreign countries.

In addition, I also contribute to, work with, and support nonprofits in their outreach in our local community. I have hosted fundraisers, donated items, and shown up in person. I believe in collaboration and the collective resources of the many churches, nonprofits, businesses, organizations and individuals—just like you, and me; I know that we make a difference and literally help to save some dreams and some lives—inherently doing unto us all.

For these reasons, I urge a **Favorable Report on House Bill 705**.