



**TECHNET**  
THE VOICE OF THE  
INNOVATION ECONOMY

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February 7, 2025

The Honorable Marc Korman  
Chair  
House Environment and Transportation Committee  
Maryland House of Delegates  
21 Taylor House Office Building  
6 Bladen Street, Annapolis, MD 21401

*RE: HB 705 (Valderrama) - Real Property - Short-Term Rentals – Favorable*

Dear Chair Korman and Members of the Committee,

On behalf of TechNet, I'm writing to provide remarks on HB 705 related to a locality's ability to prohibit a lessee or sublessee operator in the short-term rental space.

TechNet is the national, bipartisan network of technology CEOs and senior executives that promotes the growth of the innovation economy by advocating a targeted policy agenda at the federal and 50-state level. TechNet's diverse membership includes dynamic American businesses ranging from startups to the most iconic companies on the planet and represents over 4.5 million employees and countless customers in the fields of information technology, artificial intelligence, e-commerce, the sharing and gig economies, advanced energy, transportation, cybersecurity, venture capital, and finance. TechNet has offices in Austin, Boston, Chicago, Denver, Harrisburg, Olympia, Sacramento, Silicon Valley, Tallahassee, and Washington, D.C.

The sharing economy is creating income opportunities in every corner of the country, allowing people to work independently and on discretionary schedules, use their personal property and skills to generate income, help them expand their businesses, and provide for themselves and their families. Policymakers should ensure that efforts to regulate the sharing economy protect innovation and individual empowerment, are not overly burdensome, and recognize the unique nature of the sharing economy when compared to traditional providers.

TechNet supports HB 705 as it prohibits a locality from barring an operator, as defined in the bill, who is a lessee or sublessee of a property from offering such property as a short-term rental, provided the owner grants permission. Renters and homeowners alike should have the opportunity to earn supplemental income via short-term rentals if their situation allows for it.

TechNet promotes policies that encourage the development of entrepreneurship, mobile commerce, and the next wave of innovation in the new economy. Establishing an innovation-friendly policy framework is the key to the competitiveness of the technology industry. For the reasons stated above, TechNet supports HB 705. Thank you for your work on this important issue.

Sincerely,

*Margaret Durkin*

Margaret Durkin  
TechNet Executive Director, Pennsylvania & the Mid-Atlantic