



House Bill 705 – Short-Term Rentals and Home Amenity Rentals - Taxation, Regulation, and Crimes

Position: Support

Maryland REALTORS® supports HB 705, regarding subleasing property as a short-term rental.

A sublease is the re-renting of property by an existing tenant to a new third party for a portion of the tenant's existing lease contract. When tenants face sudden or unexpected changes in circumstances, subleasing may be a viable option for them to avoid breaking their existing lease and owing the associated penalties to the landlord.

Subleasing may not be an option in every rental agreement. However, when it is included and both the tenant and property owner agree, this bill would preserve short-term subleasing as an option by preventing local governments from banning the practice. In this way, HB 705 respects the property rights of residential owners and increases financial options for their tenants.

For these reasons, Maryland REALTORS® asks for your support of HB 705.

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