



Testimony in Opposition to HB 705

Real Property - Short-Term Rentals

Environment and Transportation Committee – February 11, 2025

The Maryland Hotel Lodging Association (MHLA) serves as the sole statewide trade association dedicated to advocacy for Maryland's 750+ hotels. Our industry employs more than 25,000 individuals and provides the state with \$2 billion in state and local taxes, \$6 billion in total wages and salaries, and \$9 billion in spending by hotel guests contributing to Maryland's economy.

HB 705 would prohibit the governing body of a county or municipality from enacting a local law or ordinance prohibiting the offering of residential property as a short-term rental by an operator solely because the operator is a lessee or sublessee.

We believe that leaders at the local level understand the needs of their community and are best suited to create short-term rental policies that will appropriately address this segment of the ever-growing accommodations industry. We **strongly oppose any effort to lessen local authority** pertaining to regulation of the short-term rental marketplace throughout Maryland.

Additionally, it is worth noting that when operators acquire multiple homes or apartments in a community with the intention of converting them to short-term rentals, this **reduces** the availability of housing in the area and **increases** the cost to rent or buy the remaining homes that are available. Due to the fact that each locality is dealing with its own, unique housing availability issues, they must have the authority to examine and implement regulations that coincide with the housing needs of their individual communities.

For these reasons, we urge an unfavorable report on HB 705.

Respectfully submitted,

Amy Rohrer, CAE
President & CEO