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February 7, 2025

Senator William C. Smith, Jr.
Senator Jeff Waldstreicher
Judicial Proceedings Committee
2 East Miller Senate Office Building
Annapolis, Maryland 21401

Re: HB 705 – Real Property- Short-Term Rentals
Hearing: February 11, 2025 Position: Oppose

Dear Chair Smith & Vice Chair Waldstreicher, and Committee Members:

This letter is submitted on behalf of the Maryland Legislative Action Committee (“MD-LAC”) of the Community Associations Institute (“CAI”). CAI represents individuals and professionals who reside in or work with condominiums, homeowners associations and cooperatives throughout the State of Maryland.

MD-LAC is writing today to voice our opposition for HB 705, which prohibits the governing body of a county or municipality from enacting local law or ordinance prohibiting the proprietor of any dwelling, lodging, or sleeping accommodations from offering their residential property for short-term rental solely because the proprietor is a lessee or sublessee of the property.

While condominiums, homeowners associations, and cooperatives may regulate leasing and short-term rentals in their governing documents, it is important to ensure that the county or municipality is able to regulate short-term rentals and is not restricted from prohibiting lessees, sublessees, licensees, or any other non-owner of a dwelling from offering the dwelling for short-term rentals.

Short-term rentals impose significant challenges to communities, including increasing the number of unidentified individuals within the community and the increased presence of third parties who do not have a vested interest in the property and community. Condominiums, homeowners associations and cooperatives would support county or municipality restrictions on the ability of lessees, sublessees, or licensees – who do not own the residential property itself – from using the property of another as short-term rental.

Accordingly, the MD-LAC respectfully request that the Committee does not give HB 705 a favorable report.

We are available to answer any questions which you may have. Please feel free to contact any of the individuals listed: Lisa Harris Jones, CAI MD-LAC lobbyist, at 410-366-1500 or by email at lisa.jones@mdlobbyist.com; Nura Rafati, Esq., member by email at nrafati@lercheearly.com; or Vicki Caine, Chair at 215-806-9143, or MDLacChair1@gmail.com.

Sincerely,

Vicki Caine

Vicki Caine
Chair, CAI MD-LAC

Nura Rafati

Nura Rafati, Esq.
Member, CAI MD-LAC

CAI is a national organization dedicated to fostering vibrant, competent, harmonious community associations for more than thirty years. Its members include community association volunteer leaders, professional managers, community management firms, and other professionals and companies that provide products and services to common interest associations. As part of its mission, CAI advocates for legislative and regulatory policies that support responsible governance and effective management. As part of this purpose state Legislative Action Committees represent CAI members before state legislatures and agencies on issues such as governance, assessments collection, insurance and construction defects.

**Maryland Legislative Action Committee
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