



House Bill 911– Real Property – Landlord and Tenant – Family Child Care Homes

Position: Unfavorable

Maryland REALTORS® recognize the need for family childcare providers but have concerns over the requirements of HB 911 which prohibit a property owner from restricting the use of their residential property for a childcare home.

While many leases prohibit home based businesses, it is usually because of insurance restrictions prohibiting such businesses. However, some landlords, particularly of single-family homes, are temporary landlords. They may be renting a property they plan to reoccupy when they move back to Maryland or eventually sell. They are very concerned about how their property will be used and what wear and tear will occur to the property.

The ability to collect two months security deposit is unlikely to compensate any landlord for the normal wear and tear that can occur with multiple children in a childcare business. The REALTORS® believe that property owners -- who bear the financial risk of the property --should retain as much control of the property as possible, including whether the property is used strictly for residential purposes.

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