



Maryland Municipal League  
*The Association of Maryland's Cities and Towns*

## TESTIMONY

February 11, 2025

**Committee:** House Environment & Transportation

**Bill:** HB 705 - Real Property - Short-Term Rentals

**Position:** Unfavorable

**Reason for Position:**

The Maryland Municipal League (MML) respectfully opposes House Bill 705, which allows short-term rental (“STR”) tenants and/or operators to sublease, for the following reasons:

1. **Zoning and Land Use Concerns:** Short-term rentals often operate in residential zones, and allowing subleasing could increase the number of transient renters in neighborhoods that are meant to be stable, residential areas. This could lead to increased noise, traffic, and a disruption of the community's character.
2. **Housing Affordability:** Subleasing in the short-term rental market could reduce the availability of long-term rental housing for residents. Landlords may choose to rent their properties out for short-term stays, which can generate more income, rather than offering stable, long-term leases. This can exacerbate housing shortages and drive up rent prices.
3. **Safety and Code Violations:** Short-term rentals, especially when subleased, may not comply with local safety regulations or building codes. Sublessors may not be as diligent about ensuring that the property meets local standards, which could lead to safety hazards for tenants and the community. Further, allowing subleasing would make it harder to regulate short-term rentals effectively. Without clear oversight, sublessors could circumvent local rules and regulations, leading to illegal rentals and complicating enforcement.

For these reasons, the Maryland Municipal League respectfully requests an unfavorable report on House Bill 705. For more information, please contact Angelica Bailey Thupari, Director of Advocacy and Public Affairs, at [angelicab@mdmunicipal.org](mailto:angelicab@mdmunicipal.org) or (443) 756-0071. Thank you in advance for your consideration.