



# Montgomery County

## Office of Intergovernmental Relations

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**HB 911**

**DATE: February 18, 2025**

**SPONSOR: Delegate Guyton, et al.**

**ASSIGNED TO: Environment and Transportation Committee**

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**POSITION: FAVORABLE (Department of Health and Human Services)**

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### **Real Property – Landlord and Tenant – Family Child Care Homes**

House Bill 911 would prevent a landlord from prohibiting a tenant or prospective tenant from operating a family child care home in a single or multi-family dwelling unless the residential property is: a single-family dwelling occupied by the owner; a multi-family dwelling with four or fewer units; or the governing documents or bylaws of a condominium or co-operative housing corporation prohibit or restrict family child care homes on the premises. Under the bill, a landlord may impose a security deposit in the amount of two months' rent and require a tenant operating or planning to operate a family child care home to provide a certificate of insurance naming the landlord as an additional insured on policies relating to the operation of the family child care home.

The Montgomery County Department of Health and Human Services (MCDHHS) provides technical assistance and resources to child care providers in the County, including to those who operate family child care homes. "Family child care home" means a residence in which family child care is provided for up to eight children. Montgomery County, along with the rest of the State, would benefit from additional child care seats, especially in densely-populated areas convenient to families such as in apartment buildings. House Bill 911 would enable more residences to be used for family child care homes, which would contribute to the local economy by creating jobs and supporting working families, thereby fostering community stability and growth. The bill also protects family child care providers in rented or leased spaces, ensuring that they can operate without jeopardizing their own homes. The bill also specifies that landlords must receive notice of the operation of a family child care home and clarifies that a landlord is not liable for any act or omission of a tenant relating to the operation of a family child care home.

MCDHHS supports House Bill 911 for the potential benefits and protections it offers to child care providers, the families they serve, and landlords who lease residences to providers. We respectfully request that the committee issue a favorable report.