



THE MARYLAND HOUSE OF DELEGATES  
ANNAPOLIS, MARYLAND 21401

April 4, 2025

**HB 911 – Real Property – Landlord and Tenant – Family Child Care Homes -  
Favorable**

Dear Chair Smith, Vice Chair Waldstreicher, and members of the Senate Judicial Proceedings Committee,

Thank you for your consideration of **HB911** which contributes a **solution** for **many of our states most pressing problems resulting from a severe shortage of licensed child care spots**. We have lost 25% of our licensed child care spots since COVID and most of those are **“Family Child care programs” which are home-based programs** that tend to have more **flexible hours** than traditional centers and offer a viable **business** opportunity particularly for women and particularly **women of color**. As reported by our comptroller, this **scarcity directly impacts** the economic health of our communities. In addition, the **lack of licensed** child care has forced many **families to “make do”** with unlicensed, unregulated and sometimes, unsafe situations for their children.

One of the **primary barriers to starting licensed family child care programs** is that **landlords regularly prohibit it in rental properties**. As amended, **HB 911 prohibits landlords from banning the operation of small licensed family child care homes in single-family rental properties**. These homes **must be regulated and licensed by** the MSDE Office of Childcare and must abide by all square footage, insurance, and inspection requirements of the department. Landlords may collect an extra **month of deposit**, they must **receive significant notice**, and they are allowed to **conduct their own inspections** of the properties as well. The **renters must also provide certificates of liability insurance covering all owners**

**of the property up to \$1,000,000. HB 911 does not limit zoning and includes landlord notification provisions and expanded liability protections.**

This is priority legislation of the **Women's Caucus**.

I request a favorable report on HB 911 because as the Maryland Childcare Association shared with us in their letter of support-

**"Any bias related to child care should be prohibited and instead child care businesses should be embraced as an important community support system and economic driver."**

Amendments were adopted from all concerned parties.

Sincerely

A handwritten signature in cursive script that reads "Delegate Michele Guyton".

Delegate Michele Guyton  
District 42B