



House Bill 87 – Short-Term Rentals and Home Amenity Rentals - Taxation, Regulation, and Crimes

Position: Oppose

Maryland REALTORS® respectfully opposes HB 87, which imposes burdensome requirements on short-term rentals.

REALTORS® believe that owners, operators, and guests of short-term and amenity rentals should abide by all applicable laws and be respectful of surrounding properties. As we understand it, HB 87 was introduced in response to a situation where that did not occur. While we share the goal of preventing disturbances in the future, this bill is overly broad to achieve that goal.

Our highest concern lies with the requirements of 15-302, whereby short-term rentals would be required to meet the same health and safety standards as a hotel. These would be difficult for a residential property, and particularly a single-family property, to meet as it was never built nor intended to be used as a multi-story, multi-unit accommodation.

Similarly, we have concerns with the conditions under which a local government may restrict short-term rentals by designating them as a “high intensity use.” The definition and resulting conditions are so broad as to mean virtually anything and used as justification to restrict their operation.

Further, this bill assumes a link between the presence of short-term rentals and affordable housing shortages. The research on that cause and effect is mixed. Those limitations also remove valuable flexibility from homeowners who may otherwise be forced to sell their properties or face foreclosure when financial difficulties arise. The General Assembly has passed and should continue to explore means to increase the supply of housing at all price points as a more effective means to address housing affordability issues.

Our industry would be happy to work with the sponsor and the committee to address the legitimate issues that lead to the introduction of this bill and work toward a more narrowly tailored solution. But, as currently written, Maryland REALTORS® must request an unfavorable report on HB 87.

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