



## House Bill 87

### *Short-Term Rentals and Home Amenity Rentals - Taxation, Regulation, and Crimes*

MACo Position: **SUPPORT**  
**WITH AMENDMENTS**

To: Ways and Means and  
Environment and Transportation Committees

Date: January 28, 2025

From: Dominic J. Butchko and Kevin Kinnally

The Maryland Association of Counties (MACo) **SUPPORTS HB 87 WITH AMENDMENTS**. This bill requires short-term rentals to comply with certain reasonable health and safety regulations, and reporting and taxation requirements.

During the 2024 Maryland General Assembly Session, MACo selected “*Advance Comprehensive Housing Solutions*” as one of the Association’s four legislative priorities. Maryland’s affordable housing crisis remains a top-of-mind issue for county leaders in 2025. Much like climate change and sea level rise, the challenges surrounding affordable housing are vast and call for a large, multipronged approach. While in other policy areas, it may be easy to deduce a simple cause-and-effect relationship, housing is a complex web of multifaceted factors. Addressing challenges like workforce, financing, interest rates, broad economic trends, supply chain, and large out-of-state corporate interests – among many other obstacles – requires an all-hands-on-deck effort from policy makers at all levels.

Short-term rentals (STRs) are the double-edged sword for communities. They can promote tourism and provide homeowners with extra income, both of which can help the local economy. However, they can also attract commercial investors — and when the concentration of STRs reaches a tipping point, it can ultimately destabilize residential neighborhoods, lessen long-term rental options, and threaten local jobs. Additionally, unlike similar accommodation providers such as hotels, STRs are not required to comply with the same health and safety standards which are meant to protect Maryland residents and welcome visitors when staying in such accommodations. HB 87 attempts to remedy this by requiring certain state and local health and safety requirements for hotels. Additionally, the bill requires STRs to comply with state and county reporting requirements so that policymakers can more accurately assess both usage and appropriate taxation.

MACo is happy to work with the sponsor and the Committee to draft clarifying amendments that ensure efficient and effective tax administration, enhance public safety, and resolve practical implementation concerns.

As frontline actors in housing, public health and public safety, counties remain concerned with the impact of STRs on the communities we mutually represent. County amendments clarify intent and remedy several technical errors. For this reason, MACo urges the Committee to give HB 87 a **FAVORABLE WITH AMENDMENTS** report.