

HB1221\_RichardKaplowitz\_FAV

03/05/2026

Richard Keith Kaplowitz Frederick,  
MD 21703

**TESTIMONY ON HB#1221- POSITION: FAVORABLE**

**Public Safety - Short-Term Rental Units - Fire Safety (Jillian and Lindsay Wiener Short-Term Rental Fire Safety Act)**

**TO:** Chair Valderrama, Vice Chair Charkoudian and members of the Economic Matters Committee

**FROM:** Richard Keith Kaplowitz

My name is Richard Keith Kaplowitz. I am a resident of District 3, Frederick County. I am submitting this testimony in support of HB#1221, **Public Safety - Short-Term Rental Units - Fire Safety (Jillian and Lindsay Wiener Short-Term Rental Fire Safety Act)**

This bill is personally important to me as my daughter-in-law is a firefighter. This bill will protect our first responders and people in short-term rental units in emergency situations. It will implement common sense requirements that will create those protections.

Maryland is tightening fire safety for short-term rentals (STRs) through proposed 2026 legislation (HB1221/SB624) requiring, by October 2026, mandatory interconnected smoke alarms, fire extinguishers, and evacuation plans in all units. This follows high-profile, fatal apartment fires, such as the 2023 Arrive Silver Spring incident, and increased concerns regarding illegal, unpermitted, and unsafe rentals.<sup>1</sup>

The bill will require certain short-term rental units to post certain evacuation diagrams and certain emergency telephone numbers in the unit and to provide certain fire extinguishers and smoke alarms in the unit; requiring a certain short-term rental host to replace a smoke alarm under certain circumstances; requiring certain booking services to notify certain short-term rental hosts about certain fire safety requirements; etc.

**I respectfully urge this committee to return a favorable report on HB#1221.**

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<sup>1</sup> Google AI Search “fires in short term rentals in Maryland”