

## **Written Support of HB993 and SB666- Real Property- Short Term Rentals**

Dear Chair Valderrama and Senator Harris,

My name is Linda Willey, and I am Vice President of Business Services at Camden Property Trust, a publicly traded multifamily housing company that owns and operates apartment communities across the country, including in Maryland. Camden provides housing to thousands of residents across the DMV region.

I am writing in advance of the February 26 committee hearings to express Camden's support for HB 993 and SB 666 concerning short-term rentals.

We appreciate your leadership in advancing legislation that strikes an appropriate balance. The bills ensure that counties and municipalities may not prohibit tenant-hosted short-term rentals solely because the operator is a lessee or sublessee, while preserving full landlord discretion. Property owners retain complete authority to determine whether and how short-term rentals may operate within their communities.

Importantly, the legislation also provides meaningful flexibility for renters, allowing tenants — where permitted by their landlord — to responsibly host short-term rentals to supplement income or accommodate family needs, consistent with local guardrails.

For multifamily operators and residents in jurisdictions such as Prince George's County, College Park, Baltimore, and Anne Arundel County, this legislation would restore flexibility while maintaining reasonable safeguards, including the ability for local governments to limit tenant operators to one short-term rental.

We believe this is a thoughtful, balanced approach that protects property rights while expanding responsible housing flexibility for Maryland residents.

Thank you for your leadership on this issue, and please do not hesitate to reach out if Camden can be helpful as the legislation advances.

Sincerely,  
Linda Willey

**Vice President of Business Services**  
**Camden**

2800 Post Oak Boulevard, Suite 2700  
Houston, TX 77056

713-354-2512

