

**WRITTEN TESTIMONY PRESENTED TO
THE ECONOMIC MATTERS COMMITTEE**

By Mariby Corpening

HB993 - Real Property – Short–Term Rentals

February 26, 2026 at 1:00pm

**SUPPORT HB993
CROSS-FILED WITH SB666**

Madam Chair, Vice Chair and members of the Economic Matters Committee my name is Mariby Corpening and I come before you to **SUPPORT HB993 / CROSS-FILED WITH SB666**, which will prohibit any Maryland jurisdiction from precluding a Lessee like me from operating a short-term rental property just because I do not own the property—even though I have my landlord’s consent and support.

I have been in the hospitality business for over two decades, from owning and operating a Bed & Breakfast in Prince George’s County, to operating an eclectic, short-term rental business. As a woman-owned, minority business located in my home (of 20 years) with stunning views of the National Harbor, Virginia and D.C. For years, I carefully curated a collection of artifacts, furniture, books, art and international music that adds something *different* to the ordinary rental experience. My Gift—My love of service and hospitality resulted in outfitting a rental property that gives guests, both locally and from around the world, an experience resembling a fusion of multi-cultures and Maryland’s own Southern comforts. *A destination that feels less like a hotel and more like a hug.* After taking in a staggering selection of shops, restaurants, museums, theater, sports, concerts & entertainment, my guests treasure returning to a *quiet, peaceful, safe space*, including the grandeur of watching the sun go down.

Guest reviews described their stay as, *The richest, most soulful, unique, warm, loving, exotic, abundant B&B experience*, another said, *luxurious, breath-taking, full of warmth, beauty, historically and culturally rich* and *although only 20 minutes away from home, made us feel we were in a Michelin resort from across the seas*, yet another guest said, *A destination for the soul.* I have received no less than 5-Star ratings from my guests, who range from international business travelers, to conference attendees, military & government employees, couples seeking a romantic escape, and even moms/caregivers needing a respite close to home.

Yet, despite all, Prince George’s County **has essentially shut me down**—merely because I don’t own the property; though, not only have I my landlord’s permission and full support, that I passed inspection with flying colors, but also that it has been my home for almost 20 years—no matter, I own, rent, lease; it’s my home! If I lived somewhere else in Maryland, it’s the law; but not in Prince George’s County!

In addition, I network with other businesses to refer massage therapy, caterers, artists, musicians, transportation, tour guides, and various other services from our metro area. These businesses, many of which are small and woman-owned, like my own, rely on these referrals to build and

sustain their own businesses. Some of my referrals help these businesses to obtain clients from the local area and from international travelers as far as France, Germany, Italy, South Africa, China, and other foreign countries.

Finally, I inherently contribute to, work with, and support nonprofits in their outreach in our local community. I have hosted fundraisers, donated items, and shown up in person. I believe in collaboration and the collective resources of the many churches, nonprofits, businesses, organizations and individuals—just like you, and me; I know that we make a difference and literally help to save some dreams and some lives—inherently doing unto us all.

For these reasons, I urge a **FAVORABLE VOTE ON HB993 / CROSS-FILED WITH SB666**.
Thank you!