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February 24, 2026

Delegate Kriselda Valderrama
Delegate Lorig Charkoudian
Economic Matters Committee
230 Taylor House Office Building
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Annapolis, Maryland 21401
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Re: House Bill 993 (“HB 993”) – Real Property - Short-Term Rentals
Hearing Date: February 26, 2026 at 1:00 p.m.
Position: Oppose

Dear Chair Valderrama, Vice-Chair Charkoudian, and Committee Members:

This letter is submitted on behalf of the Maryland Legislative Action Committee (“MD-LAC”) of the Community Associations Institute (“CAI”). CAI represents individuals and professionals who reside in or work with community associations (condominiums, homeowners’ associations, and cooperatives) throughout the State of Maryland.

MD-LAC is writing today to voice its opposition to HB 993, which prohibits the governing body of a county or municipality from enacting local law or ordinance prohibiting the proprietor of any dwelling, lodging, or sleeping accommodation (i.e. owner, lessee, sublessee, mortgagee in possession, licensee, or any other in possessory capacity), from offering their property for short-term rental solely because they are a lessee or sublessee of the property.

While condominiums, homeowners associations, and cooperatives may regulate leasing and short-term rentals in their governing documents, it is important to ensure that the county or municipality

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is able to regulate short-term rentals and is not restricted from prohibiting lessees and sublessees, or any other owner or non-owner of a dwelling from offering the dwelling for short-term rentals.

Short-term rentals impose significant challenges to communities, including increasing the number of unidentified individuals within the community and the increased presence of third parties who do not have a vested interest in the property and community. Condominiums, homeowners associations and cooperatives would support county or municipality restrictions on the ability of lessees and sublessees– who do not own the residential property itself – from using the property of another as short-term rental.

Accordingly, the MD-LAC respectfully requests that the Committee does not give HB 993 a favorable report.

We are available to answer any questions the Committee Members may have. Please feel free to contact Lisa Harris Jones, lobbyist for the MD-LAC, at 410-366-1500, or by e-mail at lisa.jones@mdlobbyist.com; Nura Rafati, Esq., member of the MD-LAC at 301-657-0730, or by e-mail at nrafati@lercheearly.com; or Igor Conev, Chair of the MD-LAC, at 443-614-2787, or by e-mail at igor@ocmannproperties.com.

Sincerely,

Nura Rafati

Nura Rafati, Esq.

Member, CAI MD-LAC

Igor Conev

Igor Conev, CMCA, AMS, PCAM, CIRMS

Chair, CAI MD-LAC

CAI is a national organization dedicated to fostering vibrant, competent, harmonious community associations for more than fifty years. Its members include community association volunteer leaders, professional managers, community management firms, and other professionals and companies that provide products and services to common interest associations. As part of its mission, CAI advocates for legislative and regulatory policies that support responsible governance and effective management. As part of this purpose, state Legislative Action Committees represent CAI members before state legislatures and agencies on issues such as governance, assessments collection, insurance and construction defects.