



## House Bill 993

### *Real Property - Short-Term Rentals*

MACo Position: **LETTER OF  
INFORMATION**

To: Economic Matters Committee

Date: February 26, 2026

From: Dominic J. Butchko

MACo respectfully submits this Letter of Information on HB 993. The bill provides helpful clarity that tenants may offer a property as a short-term rental, while reaffirming local authority to regulate short-term rentals and better guarding against “AirBnB arbitrage.”

For the past three years, Maryland’s counties and the General Assembly have shared a clear priority: expanding the supply of affordable housing. That commitment is reflected in major recent actions, including the Housing Expansion and Affordability Act of 2024 (HB 538/SB 484) and legislation authorizing Accessory Dwelling Units (ADUs) statewide in 2025 (HB 1466/SB 891). MACo played a pivotal role in advancing these—and many other—housing measures during this period. That work culminated in MACo’s 2026 legislative initiative bill, the Building Affordably in My Back Yard (BAMBY) Act, a county-backed, comprehensive, and pragmatic path forward to meet the current moment. Counties welcome tools that help advance housing at all levels, where those tools align with local planning goals and available infrastructure capacity.

When first introduced in 2025, counties raised concerns that the bill could inadvertently enable “AirBnB arbitrage,” where individuals lease units—often in high-demand areas—and then re-rent those units for profit across multiple short-term rental platforms. A growing ecosystem of services now exists to help investors identify and target units for conversion into short-term rental operations, which can further constrain the long-term rental market and place additional pressure on affordability.

As revised for 2026, the bill is clearer in its intent: allowing tenants to offer a single property as a short-term rental, while preserving local tools to manage short-term rentals as a land use and to prevent practices that would compete directly with the supply of attainable housing.

MACo appreciates the sponsor’s responsiveness and the bill’s direction toward clearer, more workable policy.