



Maryland Association for the Education of Young Children

Testimony in Support of HB 543
“Real Property - Landlord and Tenant - Family Child Care Homes”
Submitted to the House Economic Matters Committee
February 17, 2026

Position: Support

The Maryland Association for the Education of Young Children (MDAEYC) supports HB 543, which would prohibit landlords from prohibiting tenants from operating family child care homes in their home or apartment.

MDAEYC is a professional association of 1,700 early childhood educators, allied professionals, and families. We promote high-quality early learning for all children, birth through age 8, by connecting early childhood education practice, policy, and research. We advance a diverse, dynamic early childhood profession and support all who care for, educate, and work on behalf of young children.

We support HB 543 because it has the potential to allow more family child care programs to operate in Maryland. There is a shortage of child care in Maryland: between February 2020 and 2024, the total number of licensed child care providers in Maryland decreased by 15.5% (-1,235 providers), and the total licensed child care capacity in Maryland fell by 5.5% (-12,165 slots, or seats). As noted in the Maryland Comptroller’s 2024 Report on Child Care and the Economy, this decrease in child care limits the labor force participation of women with young children, which can negatively impact the Maryland economy.¹ Creating more opportunities for people to operate this residential small business would benefit workers in need of child care.

Additionally, the bill places appropriate responsibilities on the tenant that can protect landlords, such as allowing landlords to require liability insurance for family child care programs operated by a tenant. The bill also places reasonable limits on tenants’ ability to operate a family child care program by applying the proposed law prospectively, with no impact on previously executed leases. Further, the proposed provisions do not limit or prevent the local zoning authority of a county or municipality.

MDAEYC supports this legislation and respectfully requests a favorable report on HB 543.

If you have any questions, please contact: Stephanie Schaefer, PhD., at stephanie.schaefer@mdaeyc.org or 240-441-3280.

¹<https://www.marylandcomptroller.gov/content/dam/mdcomp/md/reports/research/childcare-fact-sheet.pdf>