



House Bill 543 -- Real Property – Landlord and Tenant – Family Child Care Homes

Position: Unfavorable

Maryland REALTORS® recognize the need for family childcare providers but have concerns over the requirements of HB 543 which prohibit a property owner from restricting the use of their residential property for a business purpose.

While many leases prohibit home based businesses, often it is because of insurance restrictions prohibiting such businesses. The REALTORS® appreciate changes to the bill that confirm a tenant's registration to operate a childcare home as well as requiring the tenant to obtain liability insurance if requested.

Nevertheless, the REALTORS® believe that property owners -- who bear the financial risk of the property --should be able to determine whether their property is used for nonresidential purposes which they did not plan for.

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