

MICHELE GUYTON
Legislative District 42B
Baltimore County

—
Vice Chair
Environment and Transportation
Committee



The Maryland House of Delegates
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THE MARYLAND HOUSE OF DELEGATES
ANNAPOLIS, MARYLAND 21401

February 17, 2026

HB 543 – Real Property – Landlord and Tenant – Family Child Care Homes – Favorable

Dear Chair Valderrama, Vice Chair Charkoudian and members of the Economic Matters Committee:

Thank you for your consideration of **HB543**, which contributes a **solution for many of our states most pressing problems resulting from a severe shortage of licensed child care spots**. We have lost 25% of our licensed child care spots since COVID and most of those are **“Family Child care programs ” which are homebased programs** that tend to have more **flexible hours** than traditional centers and offer a viable **business** opportunity particularly for women and particularly **women of color**. As reported by our comptroller, this **scarcity directly impacts** the economic health of our communities. In addition, the **lack of licensed** child care has forced many **families to “make do”** with unlicensed, unregulated and sometimes, unsafe situations for their children.

One of the **primary barriers to starting licensed family child care programs is that landlords regularly prohibit it in rental properties**. As amended, **HB 543 prohibits landlords from banning the operation of small licensed family child care homes in single-family rental properties**. These homes **must be regulated and licensed by** the MSDE Office of Childcare and must abide by all square footage, insurance, and inspection requirements of the department. Landlords may collect an extra **month of deposit**, they must **receive significant notice**, and they are allowed **to conduct their own inspections** of the properties as well. The **renters must also provide certificates of liability insurance covering all owners of the property up to \$1,000,000**. **HB 543 does not limit zoning and includes landlord notification provisions and expanded liability protections**.

This is priority legislation of the **Women’s Caucus**.

I request a favorable report on HB 543 because as the Maryland Childcare Association shared with us in their letter of support-

“Any bias related to child care should be prohibited and instead child care businesses should be embraced as an important community support system and economic driver.”

Amendments were adopted from all concerned parties.

Sincerely,

A handwritten signature in cursive script that reads "Delegate Michele Guyton". The signature is written in black ink and is positioned above the printed name.

Delegate Michele Guyton District 42B