



February 26, 2026

The Honorable Kriselda Valderrama
Chair
House Committee on Economic Matters
Room 362, Taylor House Office Building
6 Bladen Street
Annapolis, MD 21401

RE: Support HB 993 – An ACT concerning Real Property - Short-Term Rentals

Dear Chair Valderrama and members of the Committee:

On behalf of Chamber of Progress – a tech industry association supporting public policies to build a more inclusive society in which all people benefit from technological advancements – I write to respectfully urge you to **support HB 993**, which would establish a clear, fair statewide framework allowing renters to participate in short-term rentals (STRs), protect homeowners' property rights, and promote economic growth across Maryland.

HB 993 expands responsible homesharing, while protecting property rights

HB 993 establishes a clear, statewide standard: **local governments cannot prohibit short-term rentals solely because the host is a renter instead of the property owner**, provided the tenant has lawful possession of the home and is complying with all other relevant rules.

Just as importantly, HB 993 protects property rights. **Building owners and landlords keep full discretion to allow, limit, or prohibit STR activity through lease terms and building rules**. The bill also preserves a practical local safeguard by allowing jurisdictions to prevent “portfolio-style” activity by limiting a tenant-operator to no more than one STR in that county or municipality.

Modernizing STR rules would bring Maryland in line with other states

The approach in HB 993 aligns Maryland with established national practice in major U.S. cities¹ that already allow renters to host with landlord consent, including San Francisco, Los Angeles, San Diego, Portland, Phoenix, Chicago, Atlanta, Denver, Raleigh, and, most recently, Austin² and Houston³ adopted ordinances explicitly clarifying that tenants may host with landlord permission.

In the DC area, this landlord-consent model has worked well. In Airbnb-friendly apartment buildings, renters typically host only occasionally (often while traveling) and earn modest supplemental income.

Markets such as Prince George’s County, College Park, Baltimore, and Anne Arundel County could benefit from the DC region’s workable model, one that HB 993 would bring to Maryland by expanding flexibility with sensible guardrails. The result is a balanced policy that protects property rights, supports housing stability, and modernizes state law. **This flexibility is particularly important because renters in Maryland are more rent-burdened than in many other states,⁴ and people of color are disproportionately impacted.**⁵ Responsible, occasional hosting with landlord consent gives renters an important tool to help cover housing costs while preserving neighborhood stability.

Short-term rentals help Maryland families make ends meet by letting homeowners and renters supplement their income as everyday costs rise

Most hosts do not fall into the category of traditional property investors or conglomerates. Instead, they are individuals residing in their primary homes, seeking to diversify their income streams to meet financial needs in the face of inflation and the rising cost of living. By making space in their residences available, homeowners can augment their earnings to cope with escalating mortgage payments. At the same time, renters can secure extra income to address the growing expenses of daily life.

¹ Airbnb. “Our support for sensible, short-term rental policies for renters.” *Airbnb Newsroom*, Apr. 12, 2024. <https://news.airbnb.com/our-support-for-sensible-short-term-rental-policies-for-renters/>

² Luz Moreno-Lozano. “Austin passes new short-term rental rules cracking down on unlicensed operators.” *KUT 90.5*, Sep. 11, 2025. <https://www.kut.org/austin/2025-09-11/austin-tx-airbnbs-short-term-rental-property-changes-city-council>

³ Dominic Anthony Walsh. “Airbnb and Vrbo properties in Houston to face regulations as City Council passes short-term rental ordinance.” *Houston Public Media*, Apr. 16, 2025. <https://www.houstonpublicmedia.org/articles/news/city-of-houston/2025/04/16/518999/airbnb-and-vrbo-properties-in-houston-to-face-regulations-as-city-council-passes-short-term-rental-ordinance/>

⁴ Comptroller of Maryland. “Maryland Comptroller Releases Report on Housing and the Economy.” Oct. 16, 2025. <https://www.marylandcomptroller.gov/content/dam/mdcomp/md/media/2025/10-16-2025-maryland-comptroller-releases-report-on-housing-and-the-economy.pdf>

⁵ Maryland Department of Housing and Community Development. *2025 Maryland Housing Needs Assessment Compiled Report*. n.d. <https://dhcd.maryland.gov/Documents/Research/Compiled-Report-SHNA-2025.pdf>

Failing to pass HB 993 would restrict 33% of all Maryland households that are renters⁶ from participating in the short-term rental market, which would worsen existing economic inequalities, particularly for Black and Hispanic residents. In Maryland, the white homeownership rate is approximately 79%, while the rates for Black and Hispanic homeownership are significantly lower, at around 53% and 55%, respectively.⁷ Placing restrictions on renters' access to this market would unjustly affect communities already facing obstacles to building wealth and achieving financial stability.

Short-term rentals support local economies and boost tourism

Guests who choose short-term rentals boost local economies not just through host earnings, but by spending at nearby shops and restaurants: 92% of hosts shared local dining recommendations,⁸ nearly half of guest spending happened in the rental's neighborhood,⁹ and in 2024 the typical U.S. guest spent over \$775 per trip on restaurants, entertainment, shopping, and other local services.¹⁰ Compared with traditional lodging concentrated in tourist and downtown areas, STRs help visitors experience more neighborhoods and support more small businesses.

STRs not only meet visitor demand but also provide essential lodging flexibility during major events, helping Maryland accommodate more tourists than hotels alone can serve. Major events such as concerts at Merriweather or Northwest Stadium, Ravens football games at M&T Bank Stadium, Annapolis boat shows, and the Maryland Renaissance Festival create visitor surges. STRs expand lodging capacity, spread economic benefits across neighborhoods, and offer affordable options that let visitors spend more at local businesses. They also matter for people who regularly come to Maryland for essential needs, such as medical or hospital care and state services, who rely on kitchen-equipped, multi-room STRs that hotels often don't offer.

In 2024, Airbnb travel generated over \$90 billion in U.S. economic activity, supporting a record of more than 1 million jobs, and producing over \$52 billion in labor income.¹¹ **In Maryland, economic activity from Airbnbs contributed \$738.5 million to GDP, supported nearly 9,000 jobs, and provided \$213.4 million in total tax revenue.**¹²

⁶ Danielle J. Brown. "Maryland continues to pose affordability challenges for low-income renters, report finds." *Maryland Matters*, Aug. 12, 2025. <https://marylandmatters.org/2025/08/12/maryland-continues-to-pose-affordability-challenges-for-low-income-renters-report-finds/>

⁷ Urban Institute. "Maryland." In *Forecasting State and National Trends in Household Formation and Homeownership*. n.d. <https://www.urban.org/policy-centers/housing-finance-policy-center/projects/forecasting-state-and-national-trends-household-formation-and-homeownership/maryland>

⁸ Airbnb. "Airbnb Estimated Direct Economic Impact in the U.S. Nears \$34 Billion." *Airbnb Newsroom*, July 22, 2019. <https://news.airbnb.com/airbnb-estimated-direct-economic-impact-in-the-u-s-nears-34-billion/>

⁹ Airbnb. "Guest Spending Boosts U.S. Economy by a Record \$90 Billion in 2024." *Airbnb Newsroom*, May 29, 2025. <https://news.airbnb.com/economic-impact-2024-us/>

¹⁰ *Ibid.*

¹¹ *Ibid.*

¹² *Ibid.*

Protecting access to short-term rentals also protects consumer choice

Short-term rentals offer more flexibility for visitors with needs that hotels alone cannot meet. Large families and workers on temporary assignments can opt for short-term rentals with more space and kitchen access rather than relying on hotel rooms. Families traveling with children may prefer not to be split into multiple units so they can stay together comfortably. HB 993 supports this choice by expanding the short-term rental market, thereby increasing the number of options that cater to visitors' diverse needs.

HB 993 preserves landlords' authority while enabling responsible, occasional renter hosting, thereby protecting property rights, advancing housing stability, and boosting local economies. For these reasons, we encourage you to **support HB 993**.

Sincerely,

A handwritten signature in black ink, appearing to read "Brianna January". The signature is fluid and cursive, with the first name being more prominent.

Brianna January
Director of State & Local Government Relations, Northeast US