



Wes Moore | Governor

Aruna Miller | Lt. Governor

Carmel Roques | Secretary

March 13, 2026

Delegate Lopez,

Incentivizing home-sharing for older Marylanders is an important concept, one that MDOA continues to have interest in working on in the interim and beyond with you and committee partners. MDOA is appreciative of your continued communication with MDOA around the status of HB 989, on a variety of other bills introduced this session, and for your support of our Longevity-Ready Maryland Plan implementation long term. However, MDOA still urges the committees not to act on HB 989 this year.

MDOA and the Department of Disabilities in particular have strong interest in this concept, as do local area agencies on aging who partners with MDOA. None of us have the capacity to work effectively on this concept in the short term. MDOA and MDOD would be very appreciative of your support in working on this concept over the interim instead. MDOA would be glad to play a leading role in convening stakeholders with whatever level of involvement your office desires.

There are still significant unresolved operating budget impacts from this legislation from MDOA MDH and MD DHS. In this constrained fiscal climate MDOA cannot support these new costs to the state, particularly on behalf of MD DHS and MDH, where those costs and other impacts would be significant. In addition to significant fiscal impact, MDOA and other agencies have significant concerns that this bill would be unimplementable as drafted - rendering it largely ineffective without significant changes.

***NEW* Concerns - MD Department of Disabilities**

- They are very interested in possible state incentives for home sharing. Their policy staff expert on the concept who has led their considerable research to date around home sharing is out on significant medical leave. This is a priority topic for MDOD that MDOD is very interested in working on in the interim. MDOD would appreciate the bill being held for this year, so that it can contribute meaningfully.



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Concerns - MD Department of Aging

- Puts MDOA into a new role of dictating to other state agencies, MDH, MD DHS, DHCD and potentially SDAT and the Comptroller, changes to their programs. MDOA's Longevity Ready Maryland approach is working more collaboratively with other state agencies, advising and recommending changes, attempting to influence key actions, with a team mentality across the administration. MDOA has carefully worked on that in the past 3 years and this would change that significantly, against the wishes of MDOA leadership.
- MDOA does not have any available staff capacity or funding available to conduct the work required by this legislation in the initial years and subsequent years without additional ongoing resources that the fiscal note reflects.
- MDOA has 1 major program administered at the local level, SOAR, that will launch in July, 2026 with a multi-year phased transition planned. MDOA may adopt income-related eligibility requirements in its final guidelines. The process of reaching these new requirements has been incredibly complex and has spanned over a year for MDOA and area agencies on aging. Thus an additional change to eligibility for SOAR services will be very challenging for MDOA to implement smoothly.
- If passed as is, due to the serious operational concerns of other agencies; this won't work as intended and will likely require us to come back in future years for significant amendments. This is inefficient and we'd prefer to avoid that result in partnership with you.
- Notes: MDOA state programs for the elderly that do not have income requirements are its Durable Medical Equipment program, and the long-term care and dementia navigation program (also administered at the AAA level)

Concerns - MD State Department of Assessments and Taxation

- The language would likely be challenging to implement for property tax credits. Under current law, currently only portions of the property that are used as a primary residence count as the primary residence, any portion that is rented out no longer counts. SDAT would likely need to adjust their systems to factor in this new income source and simultaneously treat the rented portion like both a primary and non-primary residence for the purposes of administering this benefit.



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Concerns - MD Department of Human Services (written testimony attached)

- The entanglement of state medical assistance, this new requirement and existing federal requirements.
- As the fiscal note and their informational written testimony (enclosed) maintain, they would have significant costs (over \$200,000 in FY27) that initial conversations have not been able to resolve.

Concerns - MD Department of Health

- Does not have access to corresponding data or other proof of rental income; systems would need to be updated.
- Key future CMS approvals may be jeopardized by this change because it would only benefit elderly individuals and possibly other grounds.
- The cost to MDH is indeterminate in the fiscal note but could mirror what DHS projects at least.

Concern - MD Department of Housing and Community Development

- Maintains the bill as drafted doesn't apply to any of their programs and thus did not weigh in.

Possible amendments discussed to date:

- Amending out tax credits does not reduce any of the fiscal impacts to MDOA, MD DHS or MDH.
- Expanding the scope of the bill to the people with disabilities, depending on the scope, would create an additional layer of concern for MDOA. This interest has come up in prior years on different legislation. MDOA is mindful of the fact its a small agency and doesn't have in-house expertise and training on a variety of benefits for younger people.

Thank you for your consideration and continued partnership. Andrea Nunez, MDOA Legislative Director, is available to follow up at your convenience. andrea.nunez@maryland.gov, 443-414-8183.