



THE SENATE OF MARYLAND
ANNAPOLIS, MARYLAND 21401

Sponsor Testimony in Support of SB 666
Real Property – Short-Term Rentals
February 26, 2026

Chair Smith, Vice-Chair Waldstreicher, and Members of the Judicial Proceedings Committee,

As Maryland confronts an increasingly serious housing crisis, the price to rent property continues to grow. Increasing rent prices put incredible strain on Maryland families that are simply trying to make it to their next paycheck.

According to the Maryland Department of Housing and Community Development, 46% of Maryland renters were cost burdened, including 49% of Black households across the state. In four Central Maryland Counties, monthly rent exceeds \$1,750 per month or \$21,000 per year. According to the Comptrollers Office, the average wage in Maryland is \$28 per hour, and the wage needed to rent a 2-Bedroom apartment is \$39 per hour.

As a result of these discrepancies, some families have chosen to offer their residence as a short-term rental to offset the price of rent. Allowing cost burdened lessees to offer their residence as a short-term rental, can create a financial cushion that will prevent them from having to choose between paying rent or buying groceries or medications. Unfortunately, certain jurisdictions have moved to prevent such practices by banning renters from offering their residence as a short-term rental, even with the approval of their landlords. SB 666 is aimed at ensuring that lessees are able to pay their rent by offering their residence as a short-term rental with the consent of the property owner.

SB 666 prohibits the governing body of a county or municipality from enacting a local law or ordinance prohibiting an operator from offering a property as a short-term rental solely because the operator is a lessee or sublessee.

SB 666 does, however, allow the governing body of a county or municipality to enact a local law or ordinance prohibiting an operator from running more than one short-term rental in the jurisdiction if the operator is a lessee or sublessee.

Additionally, SB 666 makes clear that a property owner may prohibit or limit the use of their property as a short-term rental.

For these reasons, I respectfully request a favorable report on SB 666