

# HOUSE BILL 705

N1

5lr1965

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By: **Delegate Valderrama**

Introduced and read first time: January 24, 2025

Assigned to: Environment and Transportation

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## A BILL ENTITLED

1 AN ACT concerning

2 **Real Property – Short-Term Rentals**

3 FOR the purpose of prohibiting the governing body of a county or municipality from  
4 enacting a local law or ordinance prohibiting the offering of certain residential  
5 property as a short-term rental by an operator solely because the operator is a lessee  
6 or sublessee of the property; and generally relating to short-term rental property.

7 BY adding to

8 Article – Real Property

9 Section 14-126.1

10 Annotated Code of Maryland

11 (2023 Replacement Volume and 2024 Supplement)

12 SECTION 1. BE IT ENACTED BY THE GENERAL ASSEMBLY OF MARYLAND,  
13 That the Laws of Maryland read as follows:

14 **Article – Real Property**

15 **14-126.1.**

16 **(A) (1) IN THIS SECTION THE FOLLOWING WORDS HAVE THE MEANINGS**  
17 **INDICATED.**

18 **(2) “OPERATOR” MEANS THE PROPRIETOR OF ANY DWELLING,**  
19 **LODGING, OR SLEEPING ACCOMMODATIONS OFFERED AS A SHORT-TERM RENTAL,**  
20 **WHETHER IN THE CAPACITY OF OWNER, LESSEE, SUBLESSEE, MORTGAGEE IN**  
21 **POSSESSION, LICENSEE, OR ANY OTHER POSSESSORY CAPACITY.**

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EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.

[Brackets] indicate matter deleted from existing law.



1           **(3) (I) “SHORT-TERM RENTAL” MEANS A RESIDENTIAL DWELLING**  
2 **UNIT OR A PORTION OF THE UNIT, INCLUDING AN ACCESSORY DWELLING, USED TO**  
3 **PROVIDE HOUSING FOR LESS THAN 31 CONSECUTIVE DAYS.**

4           **(II) “SHORT-TERM RENTAL” DOES NOT INCLUDE A HOTEL OR**  
5 **MOTEL, BOARDING HOUSE, GROUP RESIDENTIAL FACILITY FOR STUDENTS,**  
6 **FRATERNITY OR SORORITY HOUSE, OR SIMILAR HOUSING.**

7           **(B) THE GOVERNING BODY OF A COUNTY OR MUNICIPALITY MAY NOT ENACT**  
8 **A LOCAL LAW OR ORDINANCE PROHIBITING AN OPERATOR FROM OFFERING A**  
9 **PROPERTY AS A SHORT-TERM RENTAL SOLELY BECAUSE THE OPERATOR IS A**  
10 **LESSEE OR SUBLESSEE OF THE PROPERTY.**

11           **(C) NOTHING IN THIS SECTION MAY BE INTERPRETED AS PROHIBITING A**  
12 **PROPERTY OWNER FROM PROHIBITING OR LIMITING THE USE OF THE PROPERTY BY**  
13 **A LESSEE OR SUBLESSEE AS A SHORT-TERM RENTAL.**

14           SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect  
15 October 1, 2025.