

SENATE BILL 773

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4r1897
CF HB 783

By: **Senator Waldstreicher**

Introduced and read first time: February 1, 2024

Assigned to: Judicial Proceedings

A BILL ENTITLED

1 AN ACT concerning

2 **Homeowners Associations – Restriction on Long-Term Rentals – Prohibition**

3 FOR the purpose of prohibiting the governing documents of a homeowners association from
4 restricting or prohibiting long-term rentals; and generally relating to homeowners
5 associations and long-term rentals.

6 BY adding to
7 Article – Real Property
8 Section 11B–111.11
9 Annotated Code of Maryland
10 (2023 Replacement Volume)

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

13 **Article – Real Property**

14 **11B–111.11.**

15 **(A) IN THIS SECTION, “LONG-TERM RENTAL” MEANS THE LEASING BY A LOT**
16 **OWNER OF THE LOT OWNER’S PROPERTY FOR A PERIOD OF 6 MONTHS OR MORE.**

17 **(B) A RECORDED COVENANT OR RESTRICTION, A PROVISION IN A**
18 **DECLARATION, OR A PROVISION IN THE BYLAWS OR RULES OF A HOMEOWNERS**
19 **ASSOCIATION MAY NOT RESTRICT OR PROHIBIT LONG-TERM RENTALS.**

20 SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect
21 October 1, 2024.

EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.

[Brackets] indicate matter deleted from existing law.

