

## Disability Rights Maryland

HB 783 - Homeowners Associations - Restriction on Long-Term Rentals - Prohibition

Hearing before the House Environment and Transportation Committee

Feb. 20, 2024 at 1:00 PM

Position: SUPPORT (FAV)

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Disability Rights Maryland (DRM) is the federally designated Protection & Advocacy agency<sup>1</sup> in Maryland mandated to advance the civil rights of people with disabilities. One of DRM's goals is to end the unnecessary segregation and institutionalization of Marylanders with disabilities. To that end, DRM's Housing and Community Inclusion team works to expand housing opportunities for Marylanders with disabilities and to maintain housing stability to ensure people with disabilities can participate fully in all aspects of community life, and have equal access to opportunities.

HB 783 will prohibit Homeowners Association (HOA) Boards from banning long-term rentals in their communities.

Long term rentals provide stability for tenants unable to afford the purchase of a home in a desirable community.

- This bill defines “Long–Term Rental” as the leasing by a lot owner of the owner’s property for a period of 6 months or more.
- HB 783 will NOT prohibit HOAs from banning short-term rentals, such as Airbnbs, for-rent by owner (FRBO), or lodging or boarding house arrangements.
- Maryland is experiencing a housing crisis.<sup>2</sup> We have a shortage of 120,000 housing units, with more than 51% of Maryland renters being cost-burdened, spending 30% or more of their wages on housing-related costs.<sup>3</sup>
- It makes sense to keep as many options as possible available to renters, yet HOAs exacerbate the shortage of units by restricting long-term rentals in livable communities.
- Prohibiting long-term rentals by HOAs constitutes source of income discrimination. A significant portion of the population opts for renting due to financial constraints. Many are participants in the Housing Choice Voucher Program, students studying in Maryland, or those simply not ready to become homeowners.
- The proposed legislation also safeguards property owners who contribute to community

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<sup>1</sup> For more information on Protection & Advocacy agencies, *see* NATIONAL DISABILITY RIGHTS NETWORK, <https://www.ndrn.org/> (last visited June 18, 2021).

<sup>2</sup> *See* National Low-Income Housing Coalition, <https://nlihc.org/gap/state/md> (last visited Feb. 16, 2024).

<sup>3</sup> *See* Governor Moore’s Renters’ Rights and Stabilization Act of 2024

development by offering rental home options, or may need to rent their homes because of changed circumstances.

o Governor Wes Moore's Renters' Rights and Stabilization Act of 2024 aims to enhance renters' rights within the landlord-tenant relationship. We believe HB 783 strengthens the Governor's objectives by protecting renters from discriminatory practices employed by HOAs, and elevating renters' rights through providing comprehensive protections in the rental market.

**HB 783 will keep housing in HOA communities available to renters thus expanding the rental housing market. DRM urges the Committee's report of Favorable on HB 783.**

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