

# HOUSE BILL 783

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4r1898  
CF 4r1897

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By: **Delegate Holmes**

Introduced and read first time: January 31, 2024

Assigned to: Environment and Transportation

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## 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:

### 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.

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EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.

[Brackets] indicate matter deleted from existing law.

