

# HOUSE BILL 783

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4r1898  
CF SB 773

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By: **Delegate Holmes**

Introduced and read first time: January 31, 2024

Assigned to: Environment and Transportation

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Committee Report: Favorable

House action: Adopted

Read second time: February 24, 2024

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## CHAPTER \_\_\_\_\_

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.**

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EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.

[Brackets] indicate matter deleted from existing law.

Underlining indicates amendments to bill.

~~Strike out~~ indicates matter stricken from the bill by amendment or deleted from the law by amendment.



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

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

Approved:

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Governor.

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Speaker of the House of Delegates.

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President of the Senate.