

HB 2583 A STAFF MEASURE SUMMARY
Senate Committee On Housing and Development

Carrier: Sen. Anderson

Action Date: 04/22/21
Action: Do pass the A-Eng bill.
Vote: 4-1-0-0
Yeas: 4 - Anderson, Golden, Jama, Patterson
Nays: 1 - Linthicum
Fiscal: Has minimal fiscal impact
Revenue: No revenue impact
Prepared By: Devin Edwards, LPRO Analyst
Meeting Dates: 4/20, 4/22

WHAT THE MEASURE DOES:

Prohibits local governments from establishing or enforcing maximum occupancy limits in residential dwellings based on familial or nonfamilial relationships among occupants.

ISSUES DISCUSSED:

- Impact on short-term rentals
- Occupancy standards based on square footage or number of bedrooms
- Local government regulatory authority
- Health and safety regulations
- Building code regulations

EFFECT OF AMENDMENT:

No amendment.

BACKGROUND:

Local housing ordinances that prevent family members from living together are unconstitutional. Many cities impose occupancy limits instead based on the number of unrelated people who live together in a single dwelling unit, whether rented or owner-occupied, regardless of the size of the dwelling or its square footage. In some cities, people living together who are related by blood, marriage, domestic partnership, or guardianship are not subject to the same occupancy limits as unmarried couples, roommates, and other common living arrangements.

House Bill 2583 A prohibits local governments from establishing or enforcing maximum occupancy limits in residential dwellings based on familial or nonfamilial relationships among occupants.