

**HB 2484 A STAFF MEASURE SUMMARY**  
**Senate Committee On Housing and Development**

**Carrier:** Sen. Jama

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**Action Date:** 05/18/21  
**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:** 5/6, 5/18

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**WHAT THE MEASURE DOES:**

Prohibits landlords from restricting tenant's use of a residential dwelling as a family child care home if the home is authorized by the Office of Child Care and the tenants notified the landlord. Requires landlords to reasonably cooperate with use of dwelling as a family child care home. Allows landlords to collect advance payment for dwelling modifications not otherwise required of landlord, and to restrict uses prohibited by zoning, association governing documents, or the Early Learning Council. Allows landlords to require tenants to carry liability insurance or obtain releases from liability from parents as specified. Prohibits landlords from retaliating against tenants with respect to use of dwelling as a family child care home. Allows Early Learning Council to establish reasonable requirements for landlords of tenants who operate family child care homes.

**ISSUES DISCUSSED:**

- Liability risks for landlords
- Access to child care in rural areas
- Child care facility regulations
- Supply of affordable child care

**EFFECT OF AMENDMENT:**

No amendment.

**BACKGROUND:**

The Office of Child Care within the Early Learning Division of the Department of Education (DOE) oversees two types of family child care homes, defined as single family dwellings where providers care for no more than 10 or no more than 16 children.

House Bill 2484 A prohibits landlords from restricting the use of a residential dwelling as a family child care home if it is authorized by the Office of Child Care and the tenants have notified the landlord. Landlords must reasonably cooperate with tenants who use or intend to use a dwelling as a family child care home; may require that tenants pay for modifications in advance; and may still restrict uses of the property that are not allowed by zoning, association governing documents, or the Early Learning Council. Landlords may also require tenants to carry liability insurance or to obtain releases from liability from parents of children under the care of the family child care home provider. Finally, the measure adds a tenant's use of a dwelling as a child care home to the list of activities that landlords may not retaliate against.