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Environment and Transportation
Committee



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THE MARYLAND HOUSE OF DELEGATES
ANNAPOLIS, MARYLAND 21401

Testimony: Montgomery County Council, Bill 13-25 - Licensing and Regulations Generally - Picnics, Dances, Soirees, and Other Entertainment - Amendments

Hearing Date: June 10, 2025

Position: Favorable

Good afternoon, President Stewart and Vice President Jawando, thank you for allowing me to testify in favor of Bill 13-25 - Licensing and Regulations Generally - Picnics, Dances, Soirees, and Other Entertainment - Amendments. For the record, I am Delegate Linda Foley and represent District 15 in the Maryland General Assembly, which includes large parts of Potomac, Poolesville, Germantown, Clarksburg, and parts of Rockville and Gaithersburg.

This bill provides updated language and violation status to an existing code related to unlicensed parties—an important update, particularly in our community.

In the summer of 2024, a residential home in my district rented its property to a group for the sole purpose of holding a large-scale party. This party, titled “Wet Dreams”, sold attendance tickets, add-ons including poolside cabanas, had cars parked on the property’s lawn and along the street of the neighborhood, and even had shuttle buses from a local county community center where more cars were parked.

Moreover, this party concluded with fireworks -- which are never legal in residential areas -- and likely included drugs and underage drinking. These activities caused a nuisance to the community and unsafe conditions for both attendees and community members.

I do want to note that this party, while held at a property registered with AirBnb, was not an AirBnb rental at the time of the party. Regardless, AirBnb did the right thing by removing this owner from their list of hosts and I thank them for that.

There have been similar events in other parts of the state. Three weeks after the Montgomery County party, a group in Prince George’s County sold tickets to attend a pool event in a residential area where one individual was injured as a result of a shooting. In Brandywine, a large pool party at a rental property had somewhere between 600-800 attendees.

While the activities at these events are already illegal in many jurisdictions, it is clear that our community in Montgomery County needs to update its code to allow for-profit parties at residential homes to be added to the code with an increased violation threshold.

During the 2025 Maryland General Assembly legislative session, I worked on a bill related to safety in short-term rentals. This local bill in front of you today provides another approach to ensuring our communities are safe. During the 2026 legislative session, I look forward to bringing back another enhanced version of the short-term rental safety bill to ensure our communities are safe.

As the Maryland Delegate representing many communities in Western Montgomery County, I recognize the need for these code enhancements. County Councilmembers Friedson and Luedtke, along with their co-sponsors, are bringing forth a commonsense approach and update that I am confident our constituents will appreciate.

Thank you for providing me with the space to testify. I urge the passage of this bill. Thank you.