



# **CITY COUNCIL WORK SESSION AGENDA**

**FEBRUARY 2, 2026  
7:30 PM**

## **I. WORK SESSION**

### **1. Anacostia Trails Heritage Area (ATHA)**

Suggested Action: Meagan Baco, Executive Director, Anacostia Trails Heritage Area, will present to provide a presentation on the Heritage Area service area, new grants for museums, and countywide work related to commemorating the U.S. Semiquincentennial next year.

### **2. Legislative Priorities Discussion**

Suggested Action:

1. Introductions
2. Council Discussion
3. Questions and Answers
4. Other Items



# Anacostia Trails Heritage Area

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Presentation to the City of Greenbelt  
February 2, 2026

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**Founded in 1998**

**Non-profit 501c3**

**Two full-time staff**

**State Service Corps Members**

**Work countywide & beyond**

**Grantmakers**

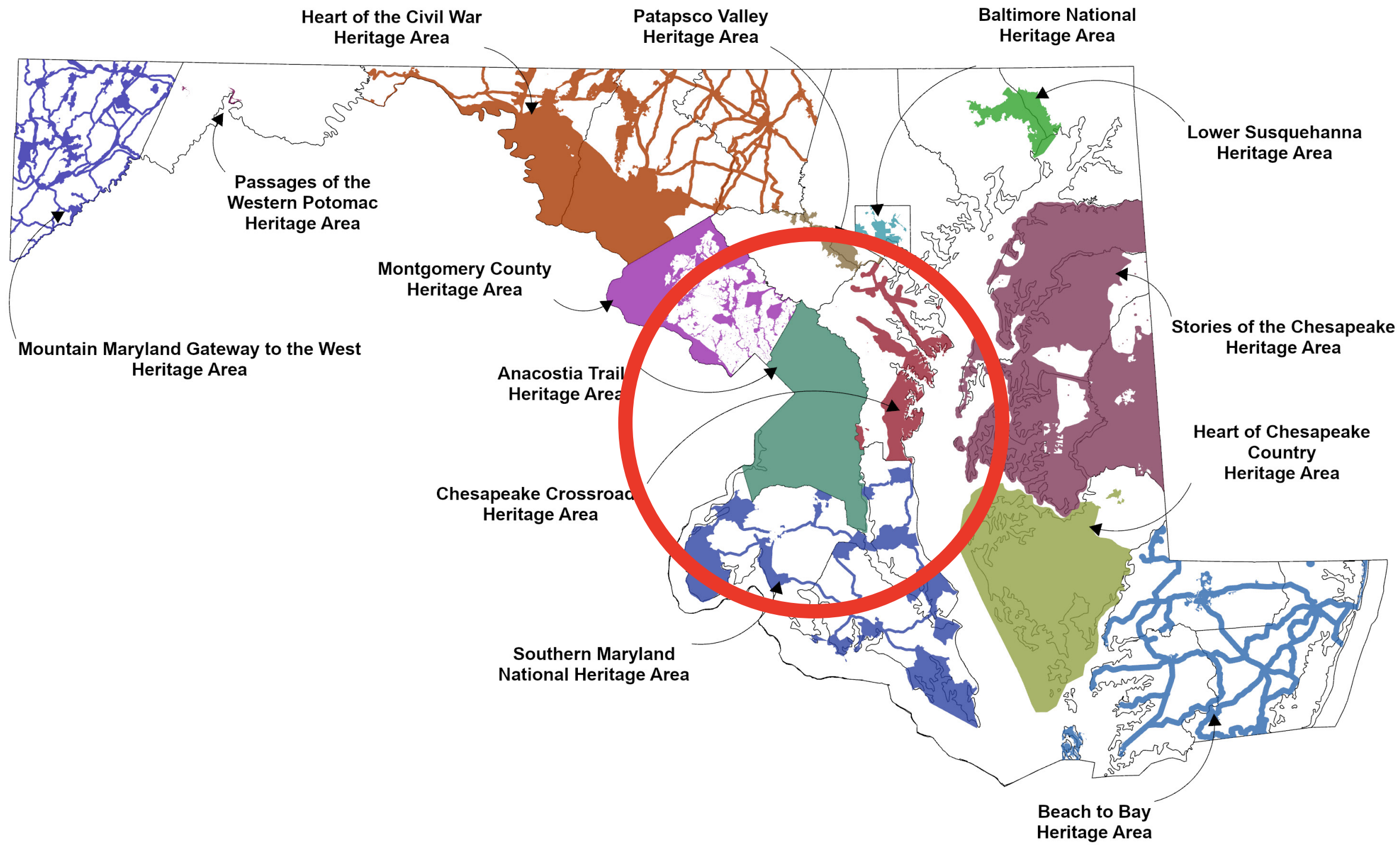
**Annual & special events**

**Project partnerships**





# MARYLAND STATE HERITAGE AREAS





# COUNTYWIDE SERVICE AREA BOUNDARY APPROVED MAY 2025





# Community Tourism

Community-based tourism is owned, run and benefits the community in which it sits.

## // RESPONSIBLE TRAVEL

Community tourism refers to travel experiences owned, led and run by communities – non-profits, cooperatives, social enterprises.

## // PLANTERRA





# Example Heritage Area Projects & Programs



## **PUBLIC HISTORY**

Civil Rights Movement  
Women's Suffrage  
War of 1812



# Example Heritage Area Projects & Programs

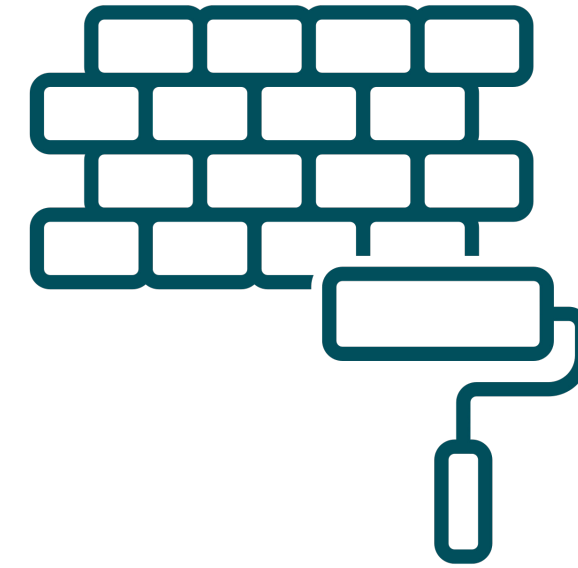


## **TRAIL CONNECTIVITY**

Trolley Trail Extension  
Dueling Creek Trail  
Greenbelt East Trail



# Example Heritage Area Projects & Programs



## **PUBLIC ART**

Murals & Sculptures  
Monuments  
Placemaking



# Example Heritage Area Projects & Programs

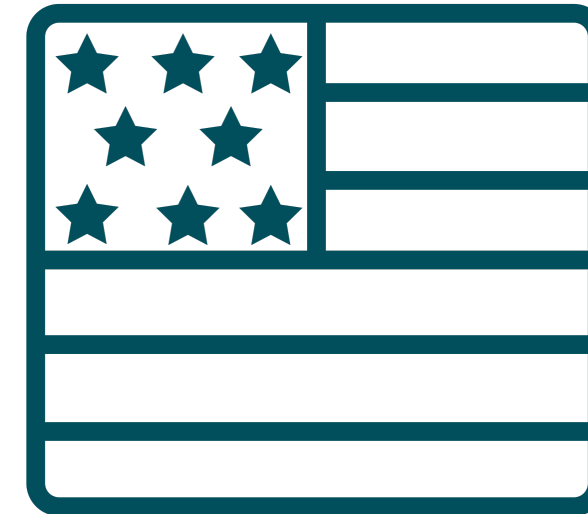


## **REDEVELOPMENT**

Historic Preservation  
Property Research  
Grant Partnerships



# Example Heritage Area Projects & Programs

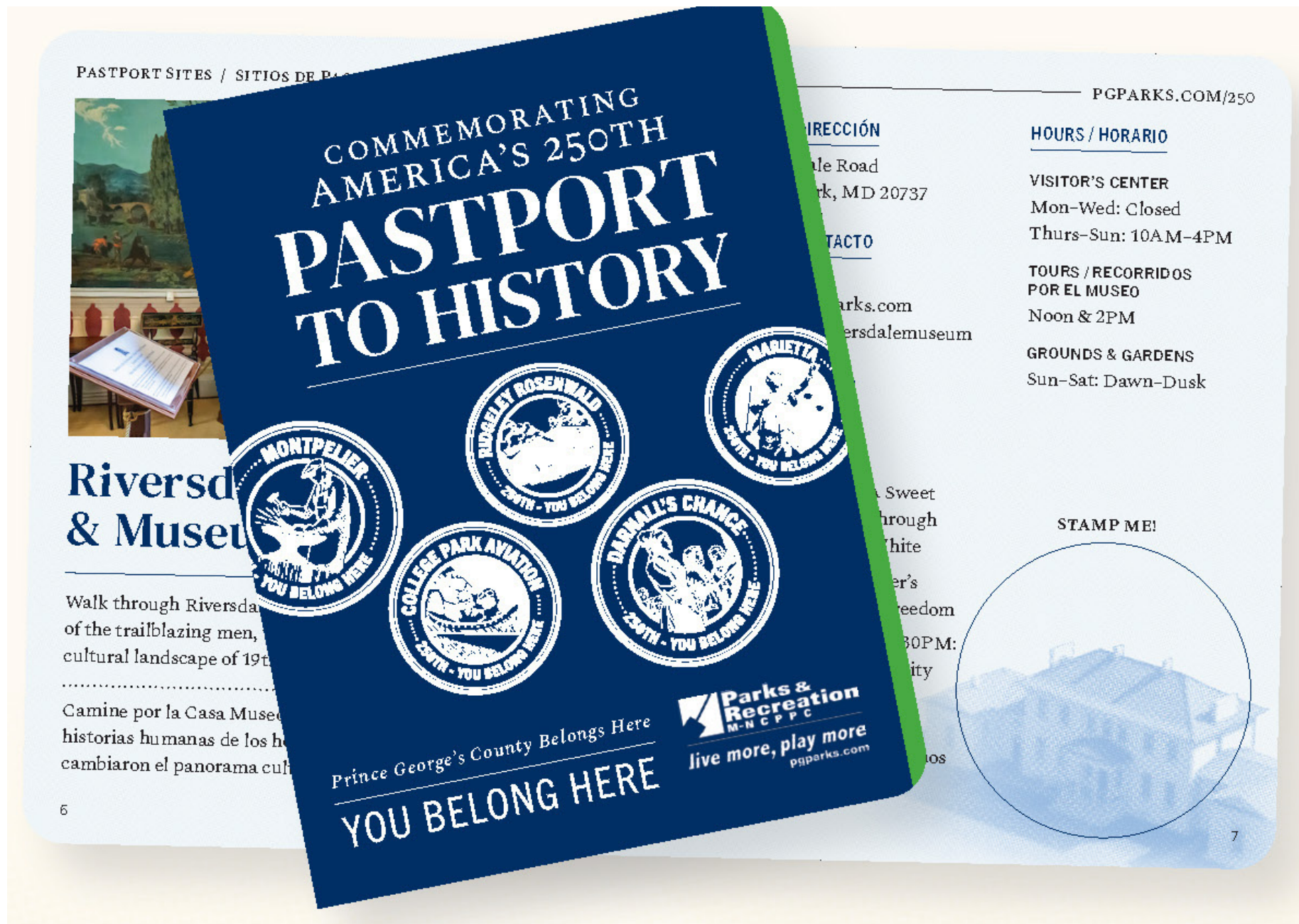


## **SEMIQUINCENTENNIAL**

Genealogy Workshops  
Bike Rides & Boat Tours  
Public Block Party



# WORKSHOPS, EVENTS & PASTPORT WWW.PGC250.ORG





## Grants

### **STATE GRANTS FROM HERITAGE AREA AUTHORITY**

- Capital \$100k & Non-cap \$50k
  - Old Greenbelt Theatre
  - Historic Cemeteries

### **ROCKET GRANTS FROM ATHA**

- Non-capital up to \$5k
  - Bike to Work Day
  - Greenbelt Online
  - Friends of Greenbelt East
  - Greenbelt Recreation Arts Program



# Working Together

Member of City Council, a City employee, and/or up to two resident volunteers are invited to our Board as a member of the Municipal Advisory Committee

Non-voting  
Meets 2x annually  
Timely resource sharing

**MUNICIPAL ADVISORY COMMITTEE**





**Thank you!**

Meagan Baco, Executive Director  
Anacostia Trails Heritage Area  
meagan@anacostiatrials.org

**anacostiatrials.org**



## Josue Salmeron

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**From:** JUDITH DAVIS <jfintakdavis@aol.com>  
**Sent:** Wednesday, January 28, 2026 5:02 PM  
**To:** Josue Salmeron; Council; Timothy George  
**Subject:** Legislation positions taken by MML LC

Hope this will be helpful to you—

As a former MML President, I can sit in and observe the deliberations of the MML LC. I've attended two meetings so far this year—January 21 and 28. I've taken notes on bills that may be important to Greenbelt.

These are on the Legislative Report Week One on tonight's agenda:

SB 245—Immigration Enforcement Agreements. LC voted to send a letter of information, but may take a position later, noting this a highly controversial issue with consensus difficult to achieve among members.

HB 35—Tree of Heaven Support. Enabling legislation. Municipalities can regulate, enforce removal and pay bounties HB 235, SB 47 Neighborhood Business Development Act. Governor priority. Prohibits municipal approval of business applications, among other pre-emptions. Oppose.

HB 239 SB36 Starter and Silver Homes Act. Governor priority, to increase affordable housing. Smaller homes, smaller lots, increased density. MML LC agrees affordable housing is a major issue, but Opposes strongly this approach which is a top down mandate and pre-empts many municipality zoning authority rights. LC would suggest more resources and funding for municipalities to develop their own plans. Mandated increased density could harm environment, overwhelm existing infrastructure, schools, public safety services, etc. MMA opposes. MACo is negotiating with Governor's staff. MML LC voted to allow MML staff to join negotiations.

HB 254 Climate Resilience program. Support. Grant funding for projects.

Other bills that may be of interest:

HB 120 Data Center Moratorium in MD. Opposed. Mandate imposed on all municipalities. May reconsider if co-located power generation is added.

HB 548 SB 325 MD Housing Certainty Act. Governor priority. Delays receiving impact fees; project approval locked in for 5 years. Support with 2 amendments. MACo also working on amendments.

SB 267 Building Affordability in My Back Yard (BAMBY) MACo priority bill. More tools, funding, and resources to promote affordable housing for counties and municipalities. Support with amendments.

SB 288 Highway User Revenue funds. Municipalities keep 3%, rather than dropping to 2.4% in FY 28. Support SB 342 Bottle Bill. Support HB 168 Educator Workforce Housing. Enabling, not a mandate. Municipalities can access loans, grants, tax credits. Support HB 203 Prohibit Training Repayment Agreements. Mandate. Includes prohibiting requiring employee to stay on job for specified time if accept training. Oppose.

HB 188 SB 3 MD Unemployment Insurance Calculation. Increases reimbursements and taxable wage benefit, resulting in much higher costs to municipalities. Oppose.

SB 321 HB 349 Body worn cameras. ALL public safety officers, including parking enforcement and code enforcement. Would the state public safety grant be increased to cover cost? Letter of information Two Voting Rights bills—Both Opposed by MML LC. Greatly increases municipal liability and possible litigation.

HB 350—Emergency bill to protect electoral process and rights of protected classes

HB 219—Emergency bill. Voter Intimidation and suppression.

J

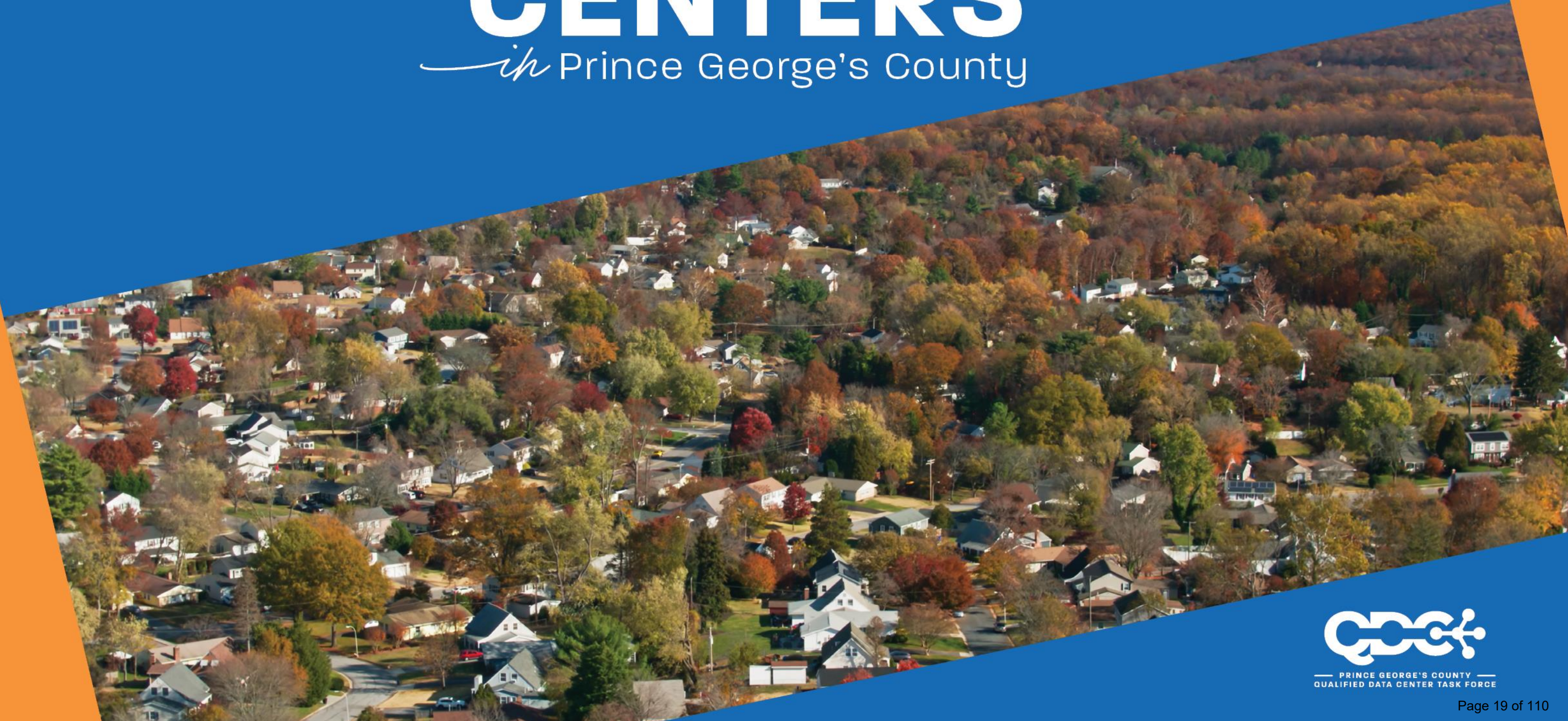
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| Status     | Date Introduced | Bill Number | Type of Legislation | Bill Title  | Sponsor              | Bill Summary  | Link to Bill  | Pros   | Cons              | Notes | Effective Date | Link to Bill  | Fiscal Note |
|------------|-----------------|-------------|---------------------|---|----------------------|---|---|--|-------------------|-------|----------------|---|-------------|
| Introduced | 1/9/26          | CR-001-2026 | Resolution          | A RESOLUTION CONCERNING MARYLAND NATIONAL-CAPITAL PARK AND PLANNING COMMISSION        | County Council       | for the purpose of approving a certain transfer of appropriations within the Recreation Fund of the Approved Fiscal Year 2026 Operating Budget of the Maryland-National Capital Park and Planning Commission.   | <a href="https://princegeorgescountymd.legistar.com/View.aspx?M=F&amp;ID=15149545&amp;GUID=52982C08-5B43-48AB-BE8F-67673F410476">https://princegeorgescountymd.legistar.com/View.aspx?M=F&amp;ID=15149545&amp;GUID=52982C08-5B43-48AB-BE8F-67673F410476</a> | Makes it easier to spend out money and less of a time limit to get it spent. | Less transparency |       |                | <a href="https://princegeorgescountymd.legistar.com/View.aspx?M=F&amp;ID=15131236&amp;GUID=83DF3E4C-1C98-4042-A886-0D62B54A6520">https://princegeorgescountymd.legistar.com/View.aspx?M=F&amp;ID=15131236&amp;GUID=83DF3E4C-1C98-4042-A886-0D62B54A6520</a> |             |
| Draft 1    | 1/27/26         | CR-002-2026 |                     | A RESOLUTION CONCERNING IMPROVING POLICE AND DRIVER INTERACTIONS DURING TRAFFIC STOPS | Oriadaha & Burroughs | for the purpose of extending the deadline established in CR-077-2025 for submission of the driver handbook concerning police and driver interactions during traffic stops; providing for an additional sixty (60) days to complete the handbook   |   | There is more time needed to finish the drivers handbook                     |                   |       |                | <a href="https://princegeorgescountymd.legistar.com/View.aspx?M=F&amp;ID=15131236&amp;GUID=83DF3E4C-1C98-4042-A886-0D62B54A6520">https://princegeorgescountymd.legistar.com/View.aspx?M=F&amp;ID=15131236&amp;GUID=83DF3E4C-1C98-4042-A886-0D62B54A6520</a> |             |
|            | 1/27/26         | CR-003-2026 | Resolution          | Amending Westphalia Sector Plan   | Blegay               | A RESOLUTION CONCERNING THE 2007 APPROVED WESTPHALIA SECTOR PLAN AND SECTIONAL MAP AMENDMENT for the purpose of terminating a major amendment to the 2007 Approved Westphalia Sector Plan (2007 Sector Plan), which covers a portion of Planning Area 78 of the Maryland-Washington Regional District in Prince George's County, Maryland, and terminating a concurrent sectional map amendment for the project pursuant to Part 3 of the Zoning Ordinance. |   |  |                   |       |                |   |             |

| Status | Date Introduced | Bill Number  | Type of Legislation | Bill Title  | Sponsor  | Bill Summary  | Link to Bill | Pros | Cons | Notes | Effective Date | Link to Bill | Fiscal Note |
|--------|-----------------|--------------|---------------------|---|----------|---|--------------|------|------|-------|----------------|--------------|-------------|
|        | 1/27/26         | CB-001-20026 | Council Bill        | AN ACT CONCERNING COUNTY EQUITY PARTICIPATION AUTHORITY ACT | Oriadaha | for the purpose of authorizing Prince George's County to acquire, hold, and manage equity interests in development projects; requiring the development of a County Equity Participation Action Plan; establishing mechanisms for County co-ownership through special purpose entities; limiting County financial exposure; requiring Council approval and transparency; and generally relating to public investment and economic development. |              |      |      |       |                |              |             |
|        |                 |              |                     |   |          |   |              |      |      |       |                |              |             |
|        |                 |              |                     |   |          |   |              |      |      |       |                |              |             |

# QUALIFIED DATA CENTERS

*in* Prince George's County



# PROJECT MISSION & GOALS

In accordance with CR-016-2025, the Prince George's Qualified Data Centers Task Force and M-NCPPC Prince George's County Planning Department, in collaboration with Gensler, a global architecture, design, and planning firm, led a focused effort aimed at helping shape future data center development policy in Prince George's County.

The project sought to:

- 1. Understand current public perceptions of data centers.**
- 2. Identify key community concerns to address, such as increased energy demand, environmental impacts, and quality-of-life matters.**
- 3. Highlight the types of economic opportunities attributed to regional growth in data center development.**

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# Section 1

## Introduction & Executive Summary

### Why now?

- Data centers are under scrutiny for land use, environmental impact, and energy strain.
- Research on environmental effects is limited and often unreliable.
- Communities question if economic benefits outweigh social and environmental costs.
- This report proposes zoning and land use policies that balance industry growth with community needs.

# Section 2

## Task Force Overview



# Qualified Data Center Task Force

## Overview

The Qualified Data Center Task Force was established under CR-016-2025 to address the impact of data centers on local energy demands and potential impacts to County residents in meeting future energy demand; environmental impact, recommended measures to mitigate negative impacts; and impact on quality of life.



## Task Force Members

| Representative       | Title   | Organization   |
|----------------------|---|--|
| Edward Burroughs III | Chair of the County Council / Task Force Co-Chair         | Prince George's County Council   |
| Anthony Jones, Esq.  | County Attorney / Task Force Co-Chair                     | Prince George's County   |
| Wala Blegay, Esq.    | Representative, Office of the County Executive            | Prince George's County Council   |
| Mary Giles           | Deputy Director   | Prince George's County Department of Permitting, Inspections and Enforcement |
| Monica Marquina      | Director, Government Affairs                              | Washington Sanitary Service Commission (WSSC Water)                          |
| Alexis Lewis         | Representative  | Maryland Office of the People's Counsel                                      |
| Griffin Benton       | Vice President, Government Affairs                        | Maryland Building Industry Association (MBIA)                                |
| Darryl Barnes        | President & CEO   | Bi-County Business Roundtable  |
| Mark Scarano         | Representative  | Exelon   |
| Thomas Dennison      | Representative  | SMECO  |
| Martin Ezemma        | Representative  | Prince George's County Economic Development Corporation                      |
| Staci Hartwell       | Representative  | South County Environmental Justice Coalition                                 |
| Tom Natelli          | President & CEO   | Natelli Communities  |
| Michael Stellino     | Senior Managing Director, Development                     | Elion  |
| Dr. David Tilley     | Associate Professor of Environmental Science & Technology | University of Maryland College Park  |
| Brad Frome           | Workforce Development Representative                      | RISE Investment Partners   |
| Victoria Leonard     | Labor Representative                                      | LIUNA  |
| Don Slaiman          | Labor Representative                                      | IBEW Local 26  |
| Crystal Carpenter    | Representative  | Ardmore Springdale Civic Association   |

James Hunt, Acting Director of the Prince George's County Planning Department, briefs the Qualified Data Center Task Force on June 11, 2025.

# TASKFORCE MEETING SUMMARIES

## May 14

- The Task Force convened its first meeting to outline its mandate under CR-16-2025.
- County Executive Aisha Braveboy presented her vision for the County.

## June 11

- Presentation: Data Center Overview—James Hunt
- Discussion: Planning for July Community Meetings
- Guest Speakers:
  - **Ben Mann**  
Vice President,  
Cushman & Wakefield – Economic Development
  - **Andrew Mason**  
Labor Superintendent,  
Power Solutions, LLC – Labor

## July 9

- Loudoun Co. Data Center Tour recap
- Discussion: July Community Meetings
- Guest Speakers:
  - **Patrick Murray**  
“Frederick County’s Data Center Experience”
  - **WSSC Water Representative**  
“Environmental Impacts on Water”
  - **Exelon Representative**  
“Environmental Impacts on Energy”

## September 10

- Presentation: Data Center Materials Overview—James Hunt
- Presentation: Community Meetings Recap—Gensler
- Guest Speaker:
  - **Marc Scarano**  
“Environmental Impacts on Energy”
- Other Topics: Tour of Frederick County Data Center Site and Discussion

## October 8

- Recap of Data Center Tour — Frederick County
- Upcoming Data Center Community Meeting October 25, 2025
- Guest Speakers:
  - **David McGettigan, Sr. AICP**  
Deputy Planning Director,  
Prince William County
  - **Jason Stanek**  
Executive Director,  
Governmental Services, PJM

## October 29

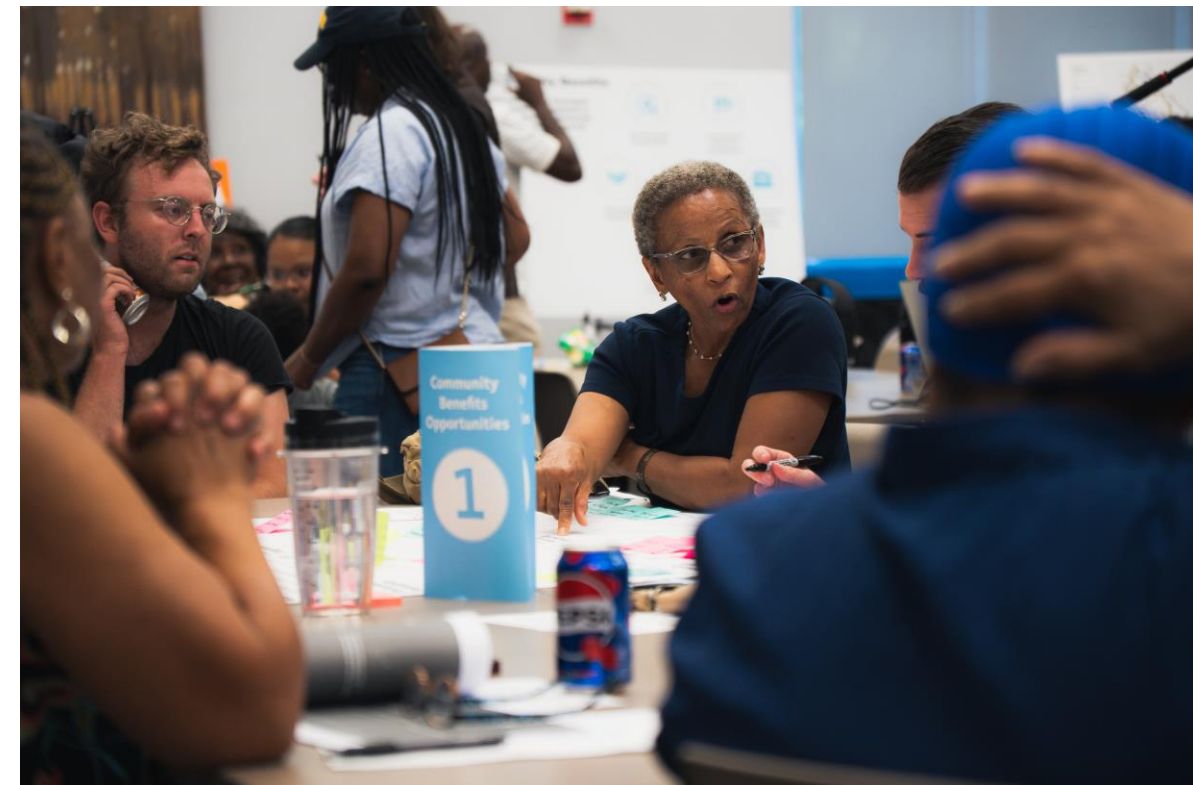
- Recap of Data Center Community Meeting October 25, 2025
- Guest Speaker:
  - **William F. Fields**  
Deputy People’s Council, Office of the People’s Counsel

## November 12

- Review and discussion of Data Center Community Meeting held on October 25
- Review and discussion of comments received from Task Force Members—James Hunt
- Vote on the culmination of the Task Force and the submission of the report to County Council

# Section 3

## Community Engagement Summary



# MEETING DETAILS & ATTENDANCE

## Four Community Engagement Meetings

### NORTH COUNTY

Prince George's County  
Department  
of Parks and Recreation  
Headquarters  
July 17, 2025  
6:00 p.m.–8:00 p.m.  
**37 attendees**



### SOUTH COUNTY

Southern Regional Technology  
& Recreation Complex  
July 26, 2025  
10:00 a.m.–12:00 p.m.  
**44 attendees**



### CENTRAL COUNTY

Prince George's Sports &  
Learning Complex  
July 24, 2025  
6:00 p.m.–8:00 p.m.  
**69 attendees**



### OCTOBER MEETING\*

Prince George's Sports &  
Learning Complex  
October 25, 2025  
10:00 a.m.–12:00 p.m.  
**465 attendees**

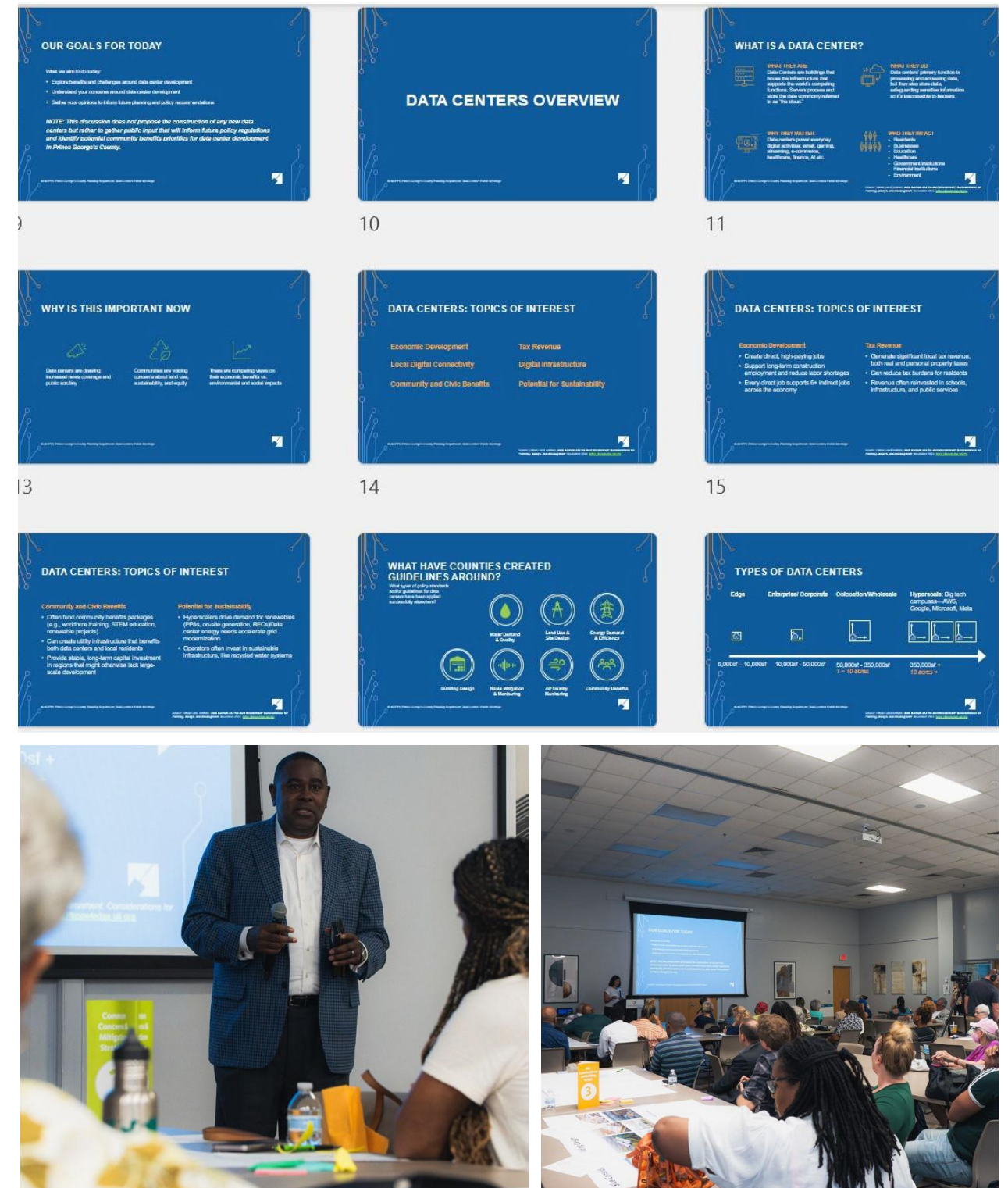
*Analysis of the October meeting is provided in the appendix of the report.*



# MEETING AGENDA

Each meeting included registration, interactive welcome posters, an overview presentation, and three rounds of facilitated roundtable discussions.

- 15 min** Registration & Poster Review
- 35 min** Welcome Message & Data Center Overview Presentation
- 20 min** Round Table One
- 20 min** Round Table Two
- 20min** Round Table Three
- 10 min** Closing & Next Steps



# ROUNDTABLE DISCUSSIONS

## ROUNDTABLE DISCUSSIONS APPROACH

A facilitator from Gensler or M-NCPPC led each table and focused on one of the three key themes below.

Participants rotated through the tables, spending about 20 minutes at each so everyone could contribute to all discussion areas.



Community members attend a data centers public meeting at the Southern Regional Technology and Recreation Complex in July, 2025.

## ROUNDTABLE DISCUSSION THEMES

### COMMON CONCERNS AND MITIGATION STRATEGIES DISCUSSION

- Environmental impact
- Noise
- Energy use
- Water consumption
- Potential public costs

### COMMUNITY BENEFITS STRATEGIES DISCUSSION

- How data centers could add value to the community
- Workforce development
- Tax revenue
- Partnerships with local organizations
- Infrastructure investment

### SITE CONSIDERATIONS AND BUILDING DESIGN DISCUSSION

- Site access and location
- Architectural design and screening
- Sustainability strategies to improve environmental performance

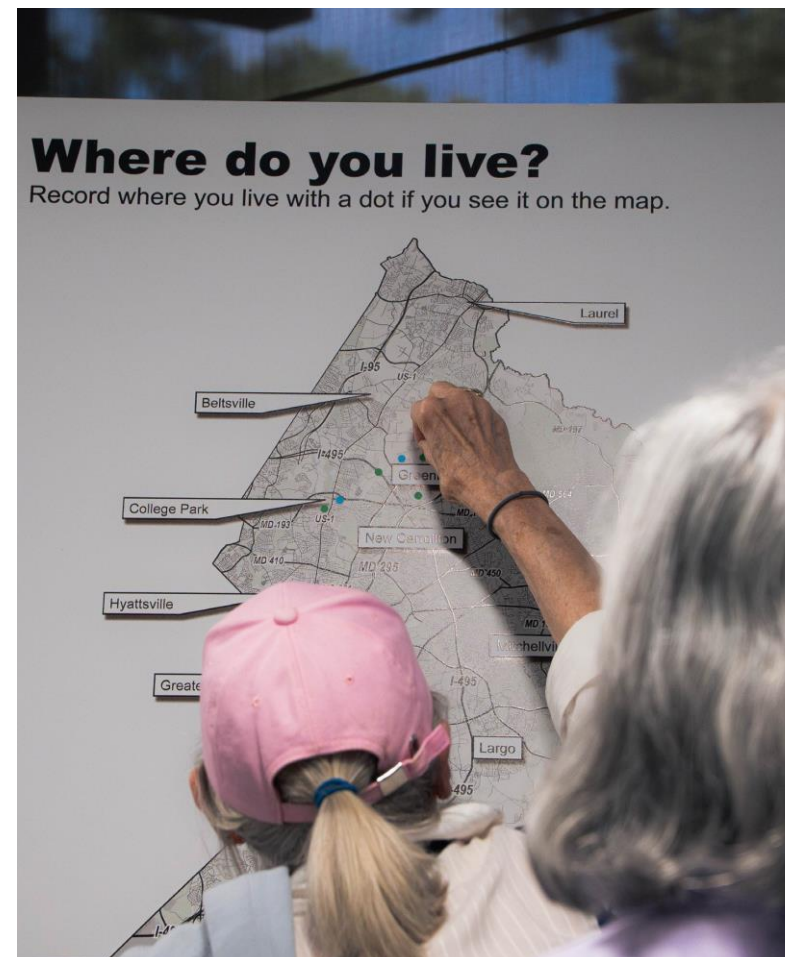
# COMMUNITY ENGAGEMENT ANALYSIS

## DATA COLLECTION

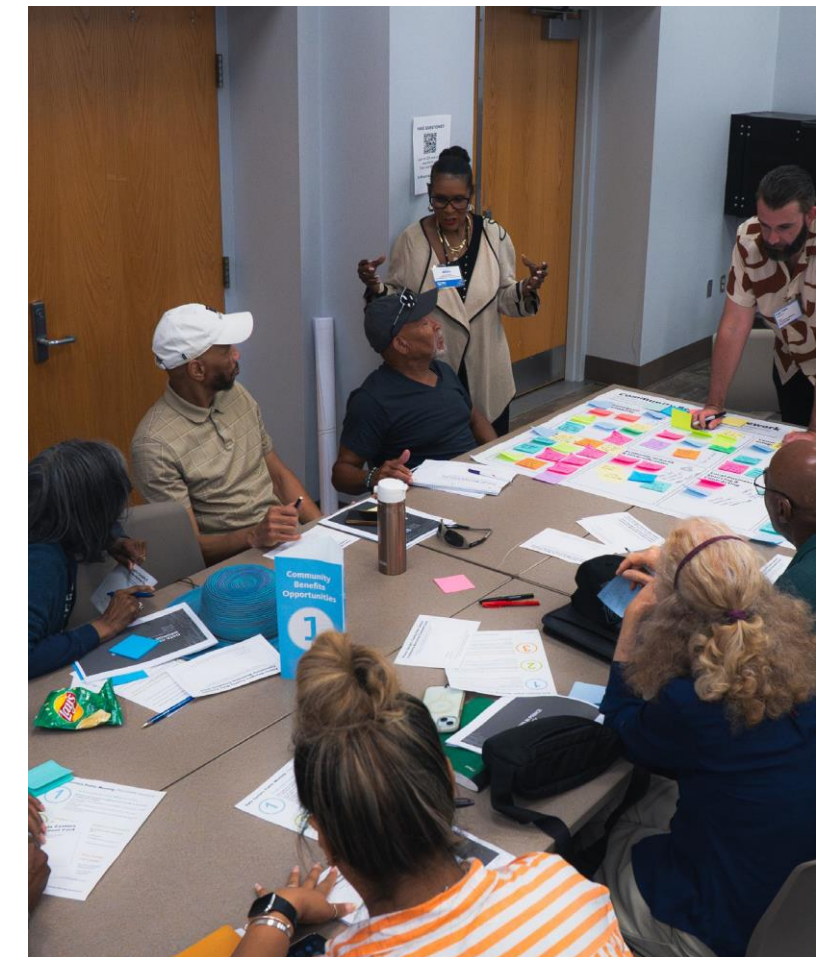
- Comments written on sticky notes and posters during meetings
- Additional feedback sent by email after meetings

## DIGITIZATION AND ANALYSIS

- All comments scanned and transcribed
- Organized into an Excel spreadsheet by topic
- Quantified responses to highlight top community concerns



Community members at PRA Auditorium engage interactive poster activities during a July, 2025 data centers public meeting.



Participants at a Qualified Data Center community meeting at Prince George's Sports and Learning Complex engage at a discussion table.

# COMMUNITY ENGAGEMENT DISCUSSION RESULTS

2,595 responses across four meetings

## SIX KEY COMMUNITY PRIORITIES



**1. Environmental Impact**  
Residents made clear that environmental impacts were their top concern.



**2. Governance and Planning**  
Many participants do not want any data centers in the count. Others want to be included in the planning process and to be able to trust County leadership.



**3. Economic Value**  
Many questioned local economic benefits and stressed the need for lasting jobs without new financial burdens on residents.



**4. Design and Aesthetics**  
Participants emphasized the importance of buffers for noise control and attractive, community-oriented design.



**5. Zoning Clarity and Protections**  
Residents want clear rules and meaningful safeguards to protect neighborhoods and community assets.



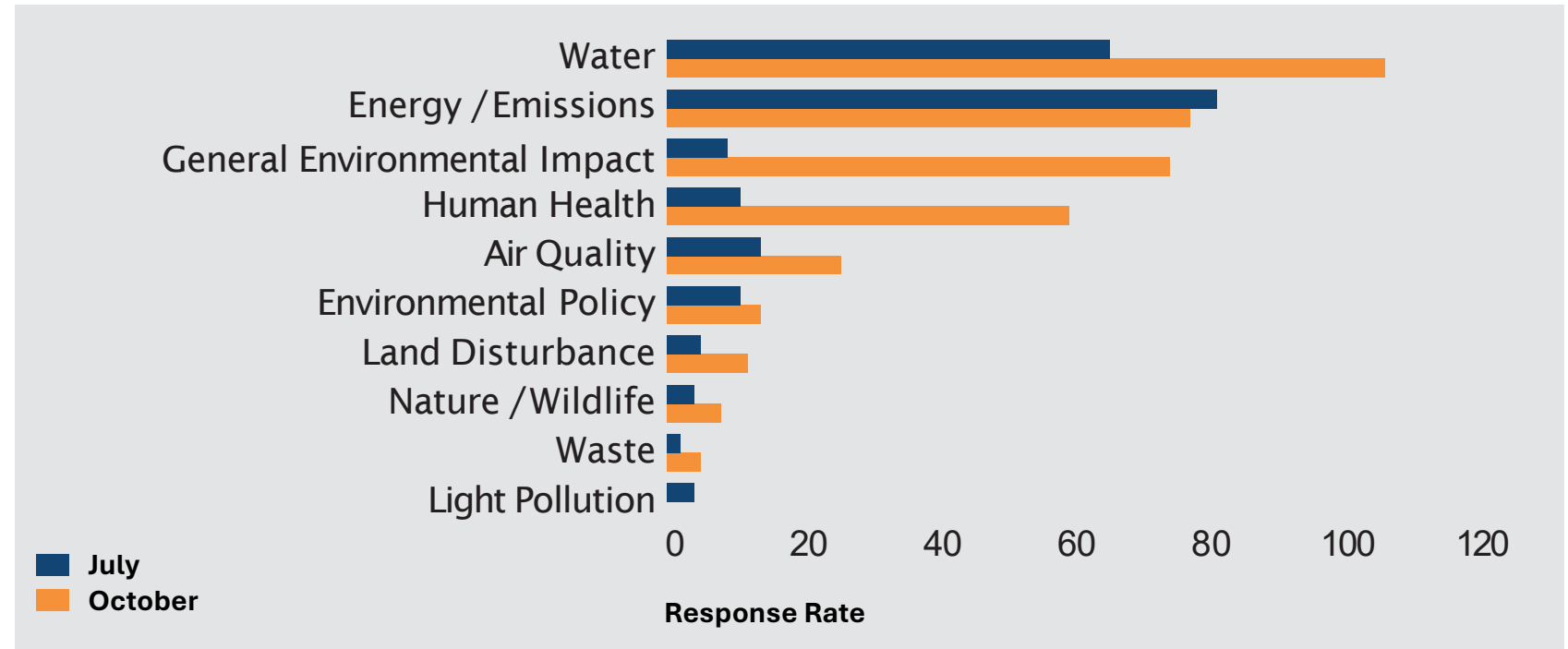
**6. Community Reinvestment**  
Residents urged investments in schools, libraries, parks, and other community infrastructure.

# COMMUNITY ENGAGEMENT DISCUSSION RESULTS

## Environmental Impact

593 responses

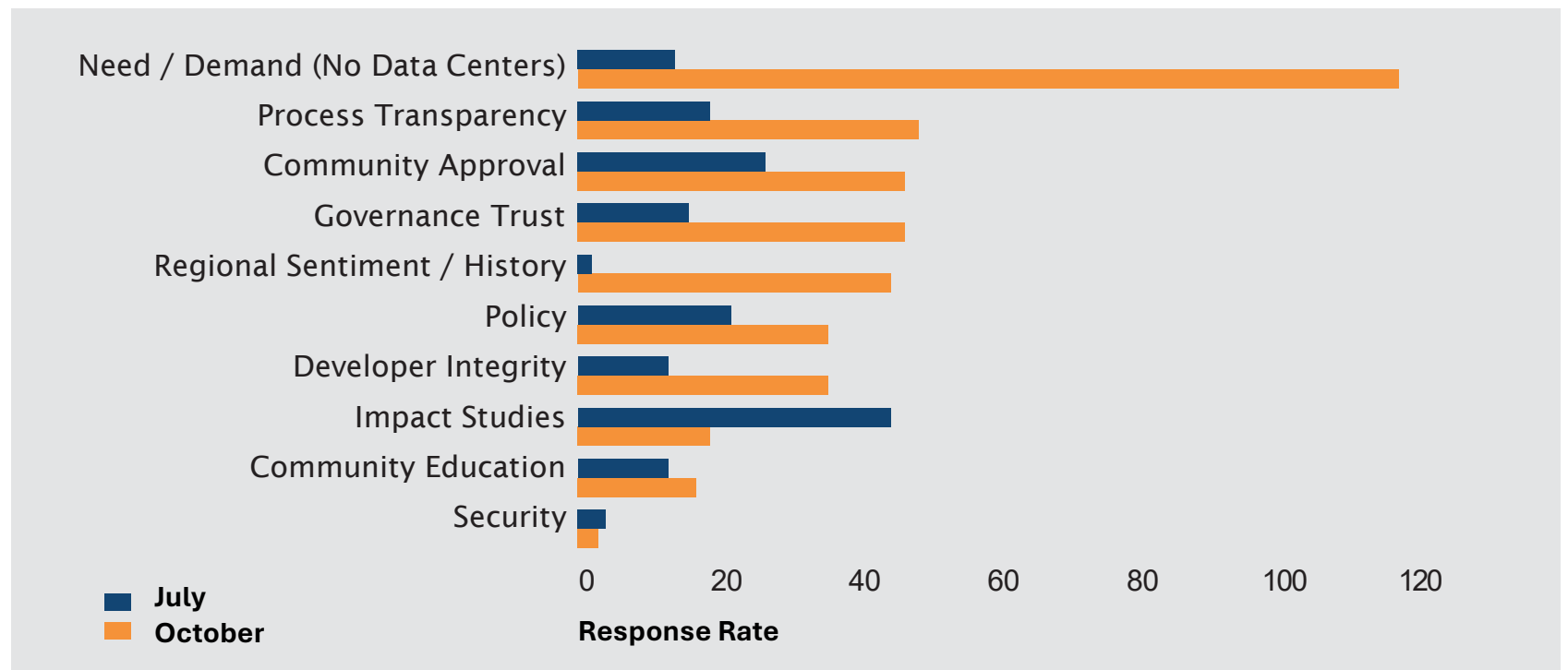
- Water use, quality, and discharge were the biggest concerns in October.
- Earlier meetings focused more on energy use and emissions.



## Governance and Transparency

592 responses

- There is growing skepticism about data centers in the County.
- October responses showed more outright opposition and demand for fair, inclusive planning.



# COMMUNITY ENGAGEMENT DISCUSSION RESULTS

## Economic and Financial Impact

343 responses

- Biggest concern: higher utility rates
- October meetings focused more on job creation and economic trade-offs

## Jobs and Local Workforce

87 responses

- Strong call for local job opportunities
- Ensure positions stay in Prince George’s County

## Zoning

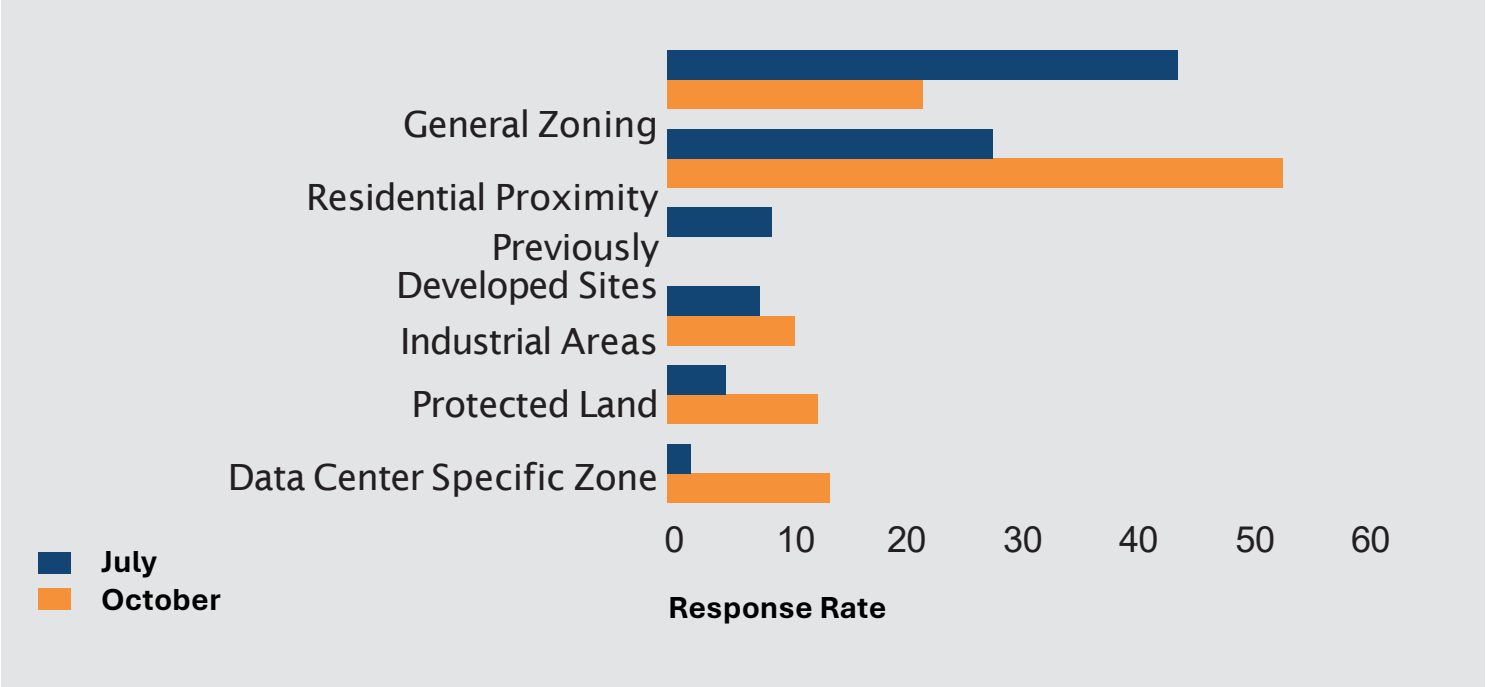
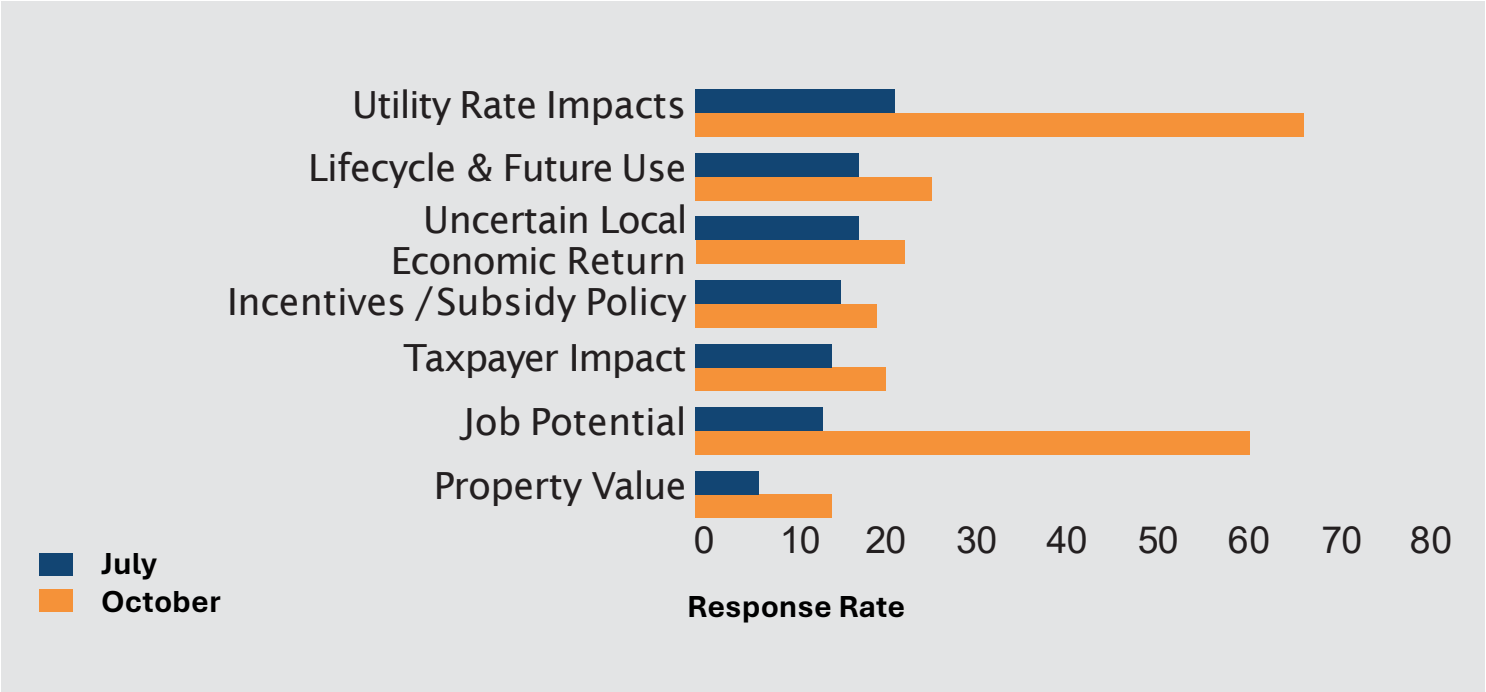
229 responses

- Concern about data centers near homes
- Need stronger protections and clear rules

## Site Considerations

175 responses

- Many questioned if data centers should be built at all
- Suggested alternative uses like community-serving developments



# COMMUNITY ENGAGEMENT DISCUSSION RESULTS

## Design and Aesthetics

235 responses

- Shift from looks to sustainability
- Noise and light control are top priorities

## Noise and Disruption

77 responses

- Concern over 24/7 operations affecting quality of life
- Traffic and infrastructure strain highlighted

## Community Reinvestment

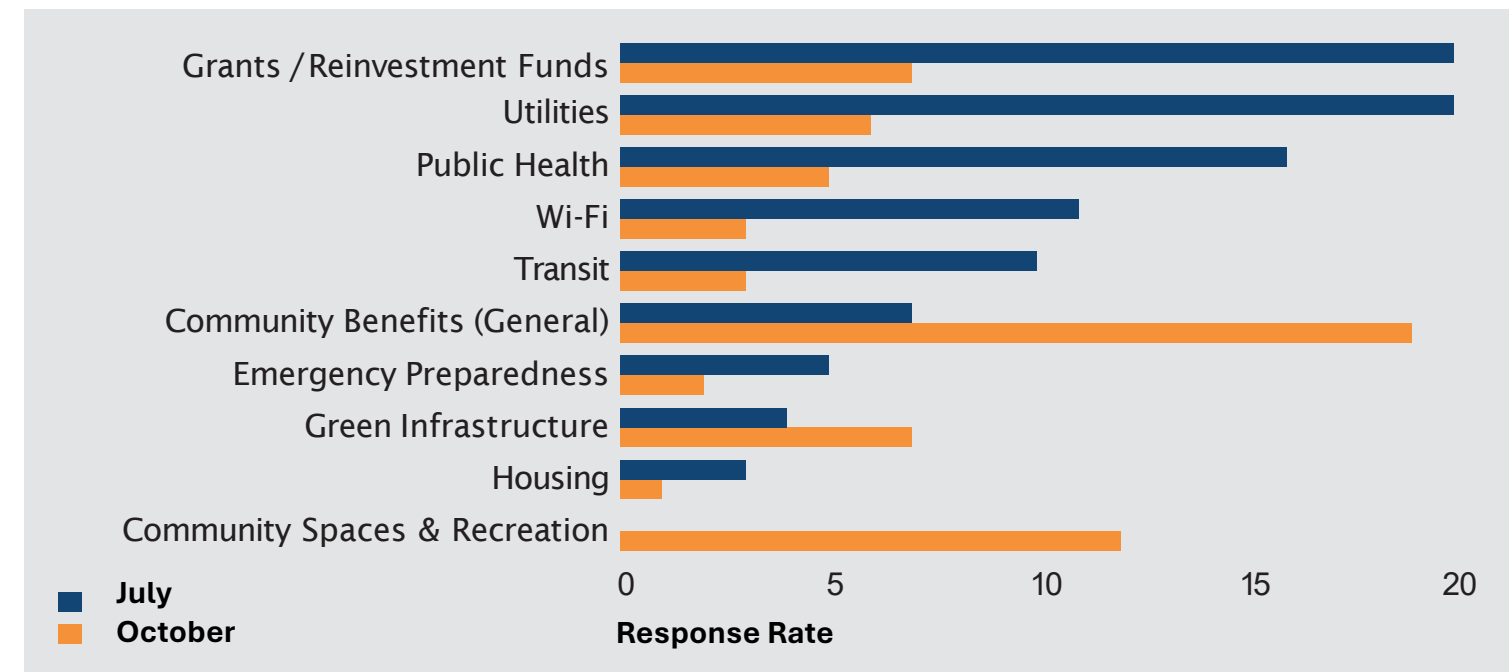
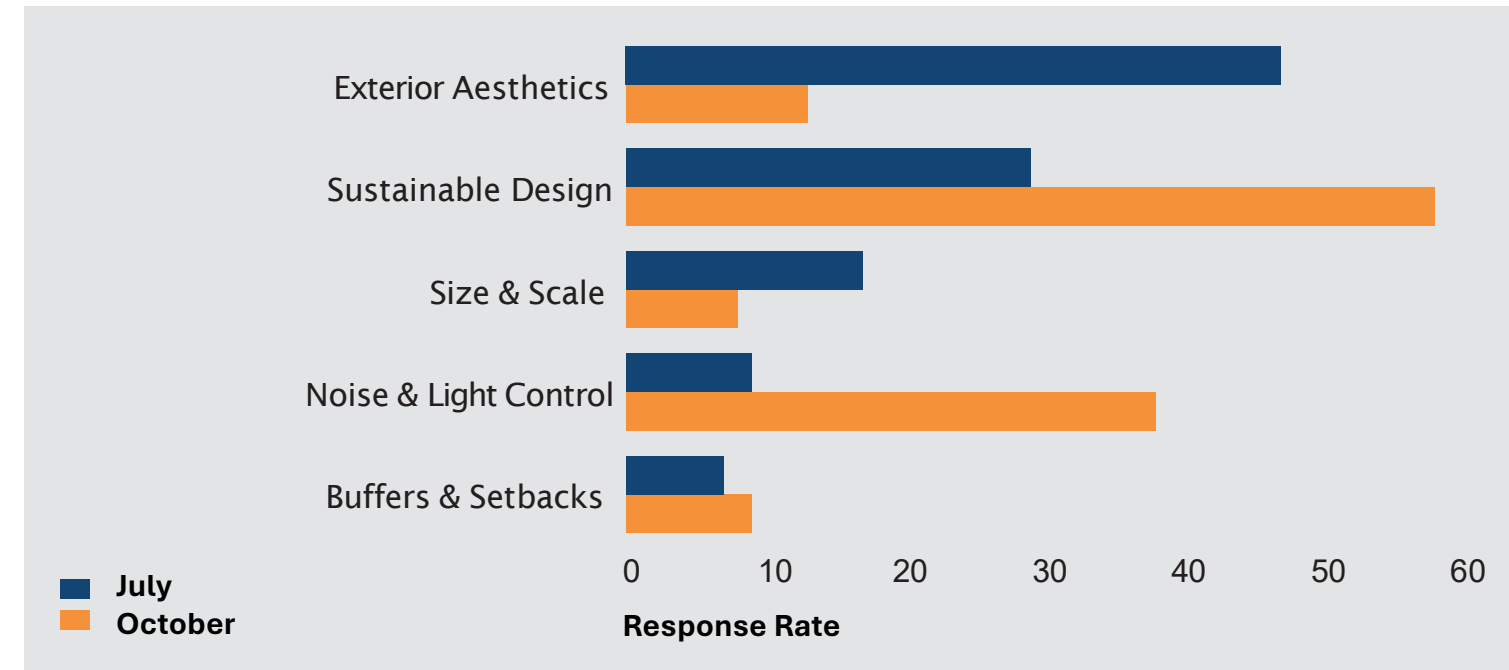
161 responses

- Desire for funding parks, utilities, and green spaces
- Support for reinvestment in public infrastructure

## Education

103 responses

- Calls for investments in education, including technical training and support for schools and libraries



# Section 4

## Case Study Comparison



# CURRENT REGULATIONS IN PRINCE GEORGE'S COUNTY

## In Place Now

Prince George's County already has strong data center regulations aligned with best practices.

The goal is not to rewrite the zoning ordinance but to fix gaps and address community concerns.

## Temporary Moratorium on New Data Center Development

In September 2025, Prince George's County instituted a temporary moratorium on new data center development in the county. The County Executive and County Council halted the review, approval, and permitting of new data centers to allow time for the Qualified Data Center Task Force to complete a comprehensive evaluation of land use, environmental impacts, infrastructure demands, and community concerns.



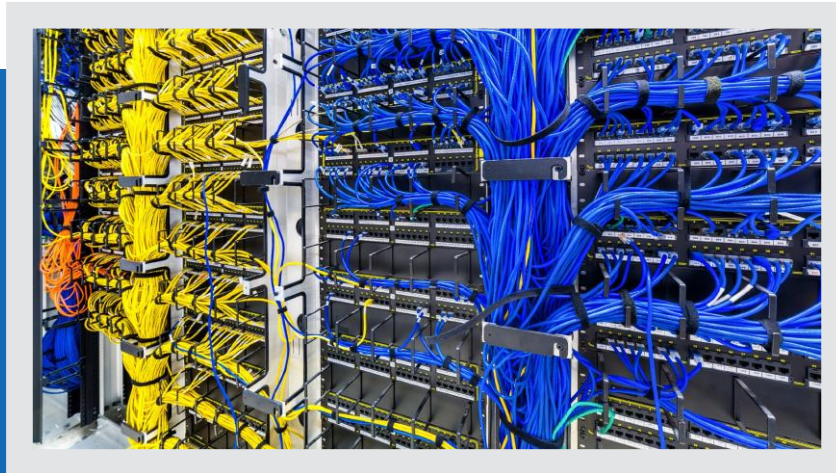
Reviewing how other jurisdictions regulate data centers can inform recommendations for the future of Prince George's County.

## PERMITTED BY RIGHT

As of the publication of this report, qualified data centers are permitted by right in the following zones:

- RR (Residential, Rural) *see table 27-5101(c)*
- AG (Agriculture and Preservation) *see table 27-5101(c)*
- CGO (Commercial, General, and Office) *see table 27-5101(d)*
- IE (Industrial, Employment) *see table 27-5101(d)*
- IH (Industrial, Heavy) *see table 27-5101(d)*
- NAC (Neighborhood Activity Center) *see table 27-5101(d)*
- TAC– C (Town Activity Center– Core) *see table 27-5101(d)*
- TAC– E (Town Activity Center– Edge) *see table 27-5101(d)*
- TAC– PD (Town Activity Center– Planned Development) *see table 27-5101(e)*
- IE– PD (Industrial, Employment– Planned Development) *see table 27-5101(e)*
- And all CBCAO, APAO, and MIO Zones [(Chesapeake Bay Critical Area Overlay, Aviation Policy Area Overlay, and Military Installation Overlay Zones) only if allowed in the underlying base zone] *see table 27-5101(f)*

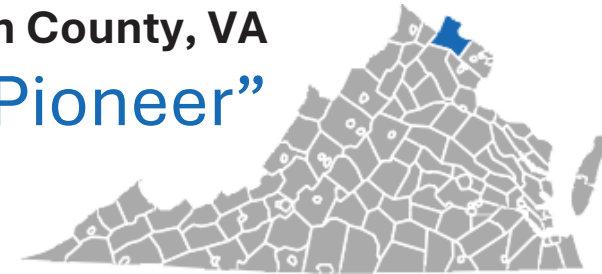
# FIVE JURISDICTIONS



These five jurisdictions were chosen because of their perceived experience and based on best planning practices in forming future data center development policies.

Each case study is characterized based on its own historic context and potential contributions to how their policies may inform and influence the future policies adopted by Prince George's County.

Loudoun County, VA  
“The Pioneer”

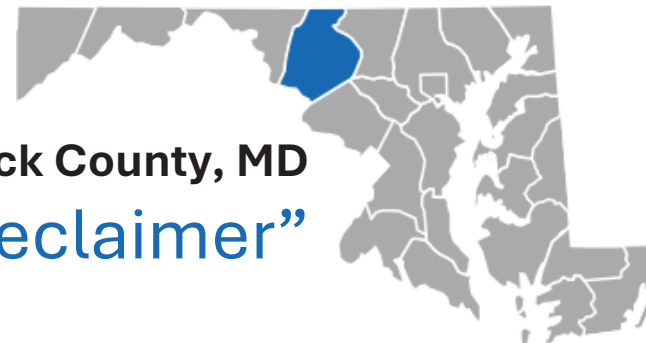


Franklin County/  
New Albany, OH

“The Dealmaker”



Frederick County, MD  
“The Reclaimer”



Fairfax County, VA  
“The Scout”



Fulton County/  
Greater Atlanta, GA  
“The Revolutionary”

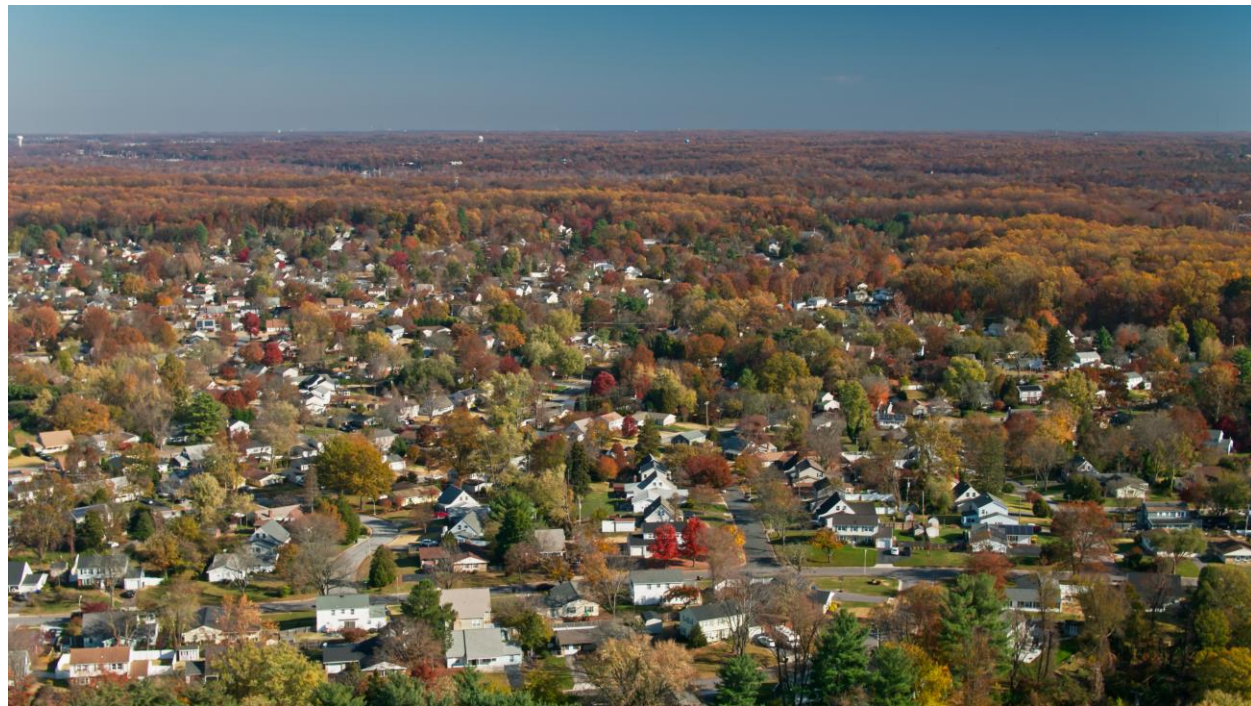


# CASE STUDIES COMPARISON

| County           | Status of Policy Updates   | Project Application Review Process  | Unique Zoning and Siting Considerations   | Community Benefits Overview  |
|------------------|--|---|---|--|
| <b>Loudoun</b>   | The Board initiated research effort in Feb. 2024. Phase 1 Comprehensive Plan and Zoning Ordinance Amendments were approved in March 2025. Phase 2 remains ongoing.   | Data centers are allowed only through a special exception use in certain office and industrial zones. Specific conditions of approval may be set to mitigate adverse impacts.   | Current ordinance under review for amendment; however, existing façade and site design standards serve as a good policy model for intentional but flexible guidelines that address common noise and aesthetic concerns. | Annual real property tax revenues in excess of \$100 million, resulting in a 30% decrease in real property tax rate for residential base over the past decade; other educational and workforce development program partnerships through the Northern Virginia Community College (NOVA) system. |
| <b>Frederick</b> | Workgroup formed in June, 2023 and final report issued in March 2024. Revised Comprehensive Plan, Zoning Map Amendments, and Draft Overlay Zone Map all in progress. | Conditional use permits are required in addition to various impact studies. Ongoing noise and vibration studies are periodically required once in operation.  | Overlay zone effectively limits the potential footprint of data center growth within the county. Prioritizes brownfield redevelopment and preservation of future agricultural lands.                                    | Report recommends required CBAs for all projects. CBAs could help advance agriculture land conservation programs and other community priorities.   |
| <b>Fulton</b>    | Local municipalities recently approved new zoning ordinance amendments (South Fulton in Sept. 2024 and Atlanta in Sept. 2024 and June 2025).                         | Special use permits are required for all projects and developers must disclose plans for energy and water use, stormwater management, tree impacts, and utility infrastructure needs.   | Data centers are prohibited within one-half mile of high-capacity transit stations, the Beltline, and identified community commercial corridors.  | The Microsoft Data Academy training lab at Atlanta Technical College provides educational and workforce development opportunities and a variety of scholarship funds.  |
| <b>Franklin</b>  | General policy guided by 2020 strategic plan, amended 2022. No other policies currently in development.  | By-right as an office use; administrative process only with expedited site plan review and permitting.  | Designated Business Park within Town Employment Center District incentivizes developers to leverage existing infrastructure.  | Numerous educational and workforce training programs; revolving community funds.   |
| <b>Fairfax</b>   | Research report was initiated in May 2023 with final findings issued in Jan. 2024. The revised ordinance was later adopted in Sept. 2024.                            | Several industrial zones allow by-right use, but policy incentivizes developers to pursue special exception. Two sound studies must be completed: one during application and another after construction for the occupancy permit. | Rezoning to a by-right district for data center development triggers similar application documentation (e.g., noise studies and architectural drawing package) as a special exception would require.                    | Educational programs and workforce training opportunities in technology and AI through apprenticeships and internships for students in NOVA system.  |

# Section 5

## Policy Recommendations



# GUIDING PRINCIPLES

## Six Guiding Principles

From case studies and extensive community input, six guiding principles emerged.

These principles provide the framework for policy recommendations designed to balance growth

with community wellbeing, environmental sustainability, and economic opportunity. A detailed description of each recommendation may be found in Section 5 of the report: Policy Recommendations.



Promote compatible and sensitive land use



Protect the environment



Maintain community character



Ensure a transparent and inclusive process



Maximize local economic benefits



Invest in local social infrastructure

# POLICY RECOMMENDATIONS



Promote compatible and sensitive land use

## Recommendations

1. Tighten Data Centers Use Restrictions in Non-Industrial Zones
2. Protect Environmentally Sensitive Areas by Restricting Data Center Development
3. Establish an Overlay Zone that Incentivizes Brownfield and other Underperforming Sites for Data Center Development



Protect the environment

## Recommendations

4. Require a Sustainable Operations Plan with Every Special Exception or Planned Development Zoning Map Amendment (ZMA-PD)
5. Incentivize the Construction of Data Centers that Exceed Environmental Standards
6. Advocate for Implementing a High-Energy Use Surcharge on Data Centers



Maintain community character

## Recommendations

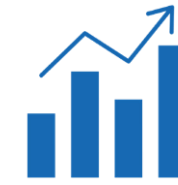
7. Adopt Flexible, Green Design Standards for Data Centers
8. Discourage Speculative Data Center Development by Incentivizing Projects to Pursue Planned Developments
9. Increase Setbacks and Screening for Data Centers Near Residential Areas
10. Amend the Noise Ordinance to Regulate Data Center Generator Testing



Ensure a transparent and inclusive process

## Recommendations

11. Require All Data Centers to Undergo the Special Exception Process
12. Amend Planned Development Zoning to Regulate Data Center Locations and Impacts



Maximize local economic benefits

## Recommendations

Policies 13 and 14 affect two Guiding Principles: Maximize Local Economic Benefits and Invest in Local Social Infrastructure.

13. Establish a Community Advisory Group and Verify Compliance Mechanisms to Recommend and Monitor Community Benefits Associated with Data Center Developments
14. Establish a Hybrid CBA Framework Combining Ordinance and Project-Specific Agreements



Invest in local social infrastructure

# NEXT STEPS

## Additional Public Meeting

- Present draft recommendations and proposed ordinance changes
- Invite public feedback and questions
- Include a mapping exercise to show where data centers are allowed and likely to be located based on the recommendations outlined in the data center task force report

## Prioritize Key Amendments

- Identify which zoning and noise ordinance changes need immediate action
- Flag items requiring further study or stakeholder input

## Economic Analysis

- Assess potential job creation and tax revenue impacts
- Provide a neutral cost-benefit review to guide policy decisions

## Monitor Trends

- Track data center growth, technology changes, and community impacts
- Ensure regulations remain aligned with best practices and local needs



# Appendices

Appendix A Glossary of Terms

Appendix B Bibliography

Appendix C Public Meetings Presentation

Appendix D Public Meeting Materials

Appendix E Public Meetings Documentation

Appendix F Digitized Community Input

Appendix G Community Mapping Series

Appendix H CR-016-2025

Appendix I October 2025 Public Meeting Response Analysis

Appendix J October 2025 Public Meeting Documentation

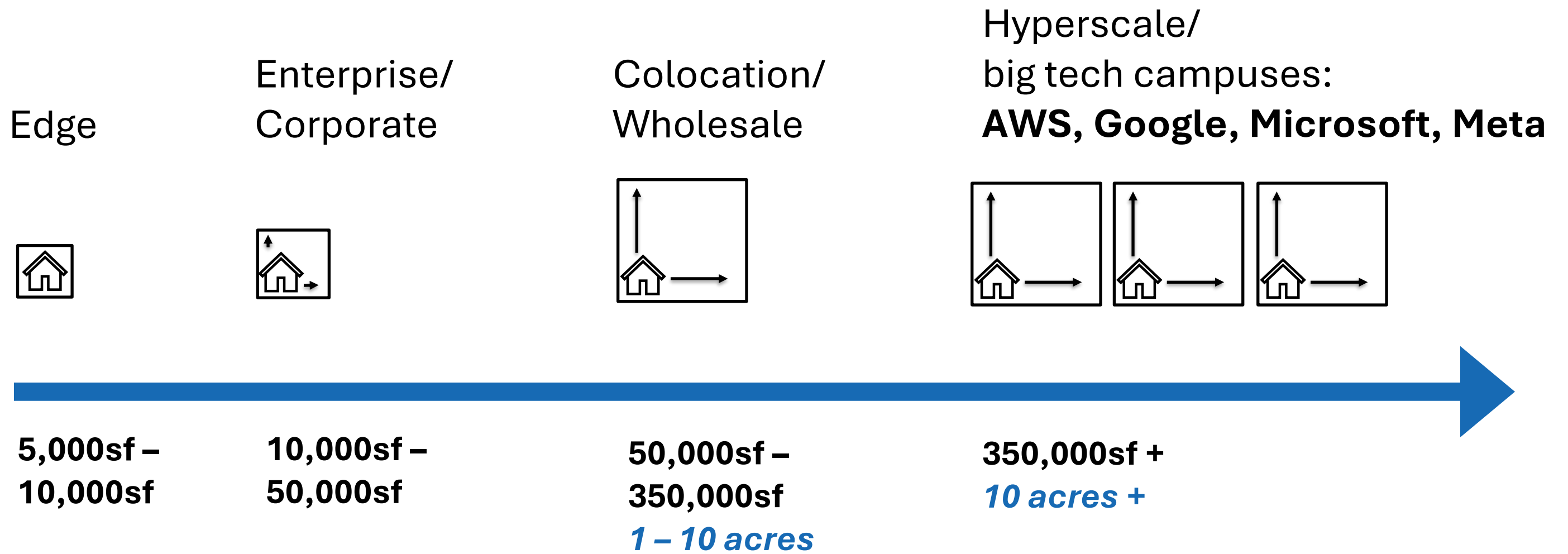
Appendix K October 2025 Public Meeting Digitized Community Input

Appendix L Qualified Data Center Task Force Report Analysis

Appendix M Qualified Data Center Task Force Subject Matter Analysis

Appendix N Qualified Data Center Task Force Meeting Minutes

# TYPES OF DATA CENTERS



# TYPES OF DATA CENTERS

## Edge



Compact and located close to end users or data sources



**5,000sf – 10,000sf**

## Enterprise/Corporate



Owned and operated by a single organization to support its internal IT needs—either on-premise or at a dedicated off-site facility

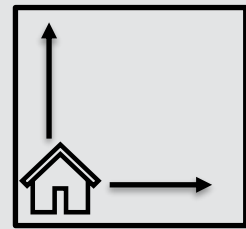


**10,000sf – 50,000sf**

Source: Urban Land Institute. *Data Centers and the Built Environment: Considerations for Planning, Design, and Development*. November 2024. <https://knowledge.uli.org>

# TYPES OF DATA CENTERS

## Colocation/Wholesale

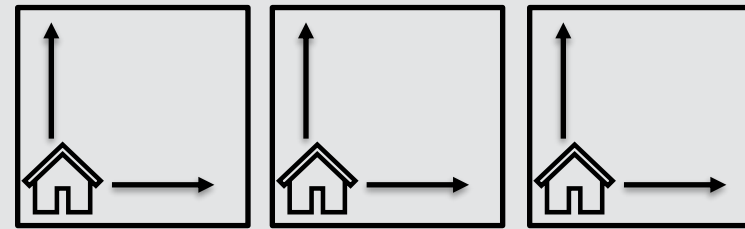


Facility providers offer space, power, cooling, and physical security for equipment owned by multiple clients.



**50,000sf - 350,000sf, 1 – 10 acres**

## Hyperscale



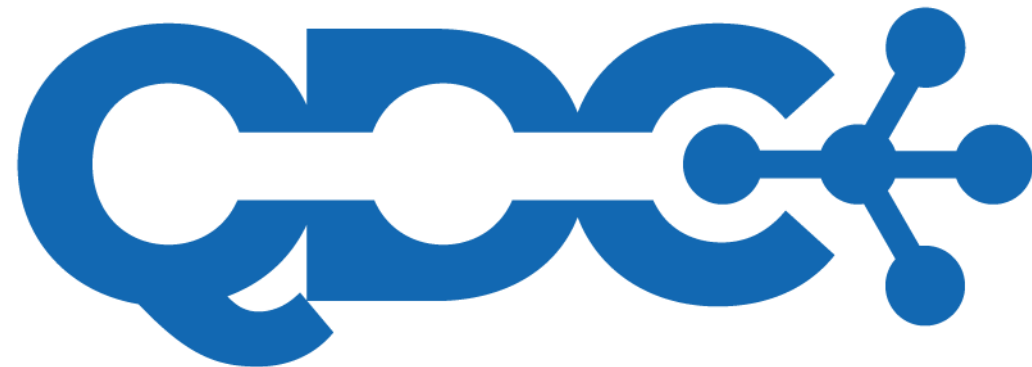
Large-scale facilities operated by major tech/cloud providers like AWS, Microsoft, and Google. Designed for massive scalability, high processing loads, and ultra-fast connectivity.



**350,000+ sf, 10 + acres**

Source: Urban Land Institute. *Data Centers and the Built Environment: Considerations for Planning, Design, and Development*. November 2024. <https://knowledge.uli.org>

Thank You



— PRINCE GEORGE'S COUNTY —  
QUALIFIED DATA CENTER TASK FORCE

City of Greenbelt Weekly Bill Tracking Report

Week 3 January 24, 2026

| Bill #          | Title   | Sponsor(s)             | Summary   | Greenbelt Impact  | Key Provisions   | Status   | Recommendation   |
|-----------------|---|------------------------|---|---|--|--|--|
| HB0005          | Community Development - Maryland New Markets Development Program - Establishment  | Del. Fair              | Establishes policies or programs related to Community Development, with implementation details set in statute or by agency guidance.  | Potential municipal impact depending on scope and implementation; monitor for preemption, compliance requirements, and any state funding support.                             | Defines covered activities and responsible agencies; sets implementation timelines; establishes enforcement, reporting, or funding mechanisms as applicable. | Economic Matters 2/12/2026 - 1:00 PM<br>Ways and Means                       | Monitor: assess municipal operational, fiscal, and policy impacts; consider written testimony if City interests are directly affected. Testimony: Written (if City positions). |
| HB0010 / SB0064 | Legal Advertisement or Legal Notice - Publication in Newspaper or Newspaper in General Circulation - Digital Newspapers | Del. Foley / Sen. West | Authorizes legal advertisements and legal notices to be published in qualifying digital newspapers or newspapers of general circulation with digital editions, modernizing notice requirements. | Could reduce costs and expand reach for City public notices if digital publication qualifies; may raise concerns about accessibility for residents without reliable internet. | Defines eligible digital newspapers; updates publication standards for legal notices; preserves requirements for public availability and recordkeeping.      | Judiciary 1/28/2026 - 1:00 PM<br>Judicial Proceedings 1/22/2026 - 1:00 PM    | Support with amendment: ensure clear accessibility standards, archival permanence, and an option for print in limited-internet communities. Testimony: Written.                |
| HB0026 (SB0350) | Public Schools - Open Enrollment - Policies and Funding   | Delegate Toles         |   |   |  | In the House - Hearing 2/05 at 1:00 p.m.; Ways and Means 2/05/2026 - 1:00 PM | Monitor; LC decision pending. Testimony if City interest emerges.  |
| HB0029 (SB0343) | County Boards of Education - Post College and Career Readiness Pathways - Payment of Costs                              | Delegate Wilkins       |   |   |  | In the House - Hearing 1/29 at 1:00 p.m.; Ways and Means 1/29/2026 - 1:00 PM | Monitor; LC decision pending. Testimony if City interest emerges.  |
| HB0031          | Police Discipline - Order to Show Cause   | Del. Cardin            | Revises police discipline procedures by establishing or modifying an order to show cause process for certain disciplinary actions.  | Could change internal discipline timelines and documentation for Greenbelt Police; may affect labor relations, training, and administrative workload.                         | Creates a formal show cause step before specified actions; sets notice, response, and decision requirements; may align with LEOBR replacement framework.     | Judiciary  | Monitor: confirm impacts on municipal police operations, costs, and consistency with existing disciplinary systems.  |
| HB0032          | Local Law Enforcement Vehicles - Requirements - Automated External Defibrillators                                       | Del. Simmons           | Requires local law enforcement vehicles to carry automated external defibrillators and establishes related compliance standards.  | Potential new equipment and maintenance cost for Greenbelt Police; improved public safety response for cardiac events at incidents and public gatherings.                     | Mandates AED placement in vehicles; sets training and maintenance expectations; may include phased compliance dates.   | Judiciary  | Support: modest cost, strong life safety benefit; seek state aid or bulk purchasing if available.  |

| Bill #          | Title   | Sponsor(s)                      | Summary   | Greenbelt Impact   | Key Provisions   | Status   | Recommendation   |
|-----------------|---|---------------------------------|---|--|--|--|--|
| HB0034 / SB0189 | Municipalities - Open Drainage Inlets - Required Grating Systems (Mason's Law)  | Del. Bouchat / Sen. Lewis Young | Requires grating systems on open drainage inlets in municipalities to reduce pedestrian and cyclist hazards and prevent entrapment.                   | Direct municipal infrastructure obligation for stormwater assets; could reduce liability exposure and improve safety near sidewalks and trails.                                    | Defines covered open inlets; requires compliant grates for new installs and specified retrofits; may set timelines and exemptions based on feasibility.      | Environment and Transportation 2/04/2026 - 1:00 PM<br>Education, Energy, and the Environment 2/03/2026 - 1:00 PM | Support with amendment: secure state cost-sharing, realistic retrofit schedule, and alignment with MS4 and roadway standards. Testimony: Written.                              |
| HB0035 / SB0266 | Local Government - Regulatory Powers - Regulation of Tree of Heaven   | Del. Foley                      | Authorizes or clarifies local government power to regulate the invasive Tree of Heaven to support eradication and land management.                    | Helps Greenbelt manage invasive species in parks, streetscapes, and private property contexts; could support forest health and reduce pest spread.                                 | Expands local regulatory authority; may allow enforcement or nuisance designation; encourages best practices for removal and disposal.                       | Environment and Transportation 2/04/2026 - 1:00 PM   | Support: aligns with environmental management and tree canopy goals; ensure enforcement tools are practical. Testimony: Written.   |
| HB0071          | Maryland Medical Assistance Program - Psychiatric Rehabilitation Program Services - Reimbursement (Youth Psychiatric Rehabilitation Parity Act of 2026) | Del. Sample-Hughes              | Adjusts Medicaid reimbursement for youth psychiatric rehabilitation program services to establish parity and improve provider sustainability.         | Indirect but meaningful: improves local access to youth behavioral health services for Greenbelt families; potential downstream reductions in crisis calls and school disruptions. | Requires updated reimbursement methodology; may direct DHMH to adjust rates and report on implementation; targets PRP youth services.                        | Health 2/10/2026 - 2:00 PM   | Support: expands behavioral health capacity; monitor fiscal note for budget impacts. Testimony: Written.   |
| HB0079          | Climate Solutions Affordability Act of 2026   | Del. Chisholm                   | Comprehensive climate and affordability package intended to reduce emissions while addressing household cost impacts through programs and incentives. | Could expand grants or programs supporting municipal energy upgrades, building efficiency, and resident affordability; potential compliance or reporting impacts.                  | Sets climate policy targets or program expansions; may create incentives, fees, or funding streams; may include consumer protections for affordability.      | Environment and Transportation 2/04/2026 - 1:00 PM   | Support with amendment: prioritize municipal grant access, equity, and predictable funding; watch for mandates without funding. Testimony: Written.                            |
| HB0085          | Corporations and Associations - Cooperative Limited Equity Housing Corporations - Establishment   | Del. Charkoudian                | Establishes policies or programs related to Corporations and Associations, with implementation details set in statute or by agency guidance.          | Potential municipal impact depending on scope and implementation; monitor for preemption, compliance requirements, and any state funding support.                                  | Defines covered activities and responsible agencies; sets implementation timelines; establishes enforcement, reporting, or funding mechanisms as applicable. | Economic Matters 2/10/2026 - 1:00 PM   | Monitor: assess municipal operational, fiscal, and policy impacts; consider written testimony if City interests are directly affected. Testimony: Written (if City positions). |
| HB0088          | Health Insurance – Bulk Purchasing Pools for Prescription Drugs   | Del. Taveras                    | Authorizes or expands bulk purchasing pools for prescription drugs to reduce costs through aggregation and negotiated pricing.                        | Indirect: could lower costs for City employees and residents using public plans; may support broader state cost containment affecting local budgets.                               | Creates or expands purchasing authority; sets governance, participation rules, and contracting standards; may allow multi-state pooling.                     | Health 2/05/2026 - 1:45 PM   | Support: aligns with cost containment; ensure transparency and safeguards for supply continuity. Testimony: Written.   |

| Bill #          | Title  | Sponsor(s)                    | Summary  | Greenbelt Impact  | Key Provisions   | Status   | Recommendation   |
|-----------------|--|-------------------------------|--|---|--|--|--|
| HB0091          | Agriculture - Neonicotinoid Pesticides Prohibitions  | Del. Healey                   | Prohibits or restricts use and sale of specified neonicotinoid pesticides to protect pollinators and ecosystems.   | May affect City landscaping and contracted grounds maintenance practices; supports sustainability and biodiversity goals.                           | Defines covered neonicotinoids; restricts retail and application uses; may include exemptions for agriculture or emergencies.                                  | Environment and Transportation 2/04/2026 - 1:00 PM   | Support with amendment: ensure practical exemptions for public health emergencies and clear guidance for municipal operations. Testimony: Written.                             |
| HB0092          | Environment - Beverage Containers Connected With Plastic Rings - Restriction on Sale                                 | Del. Schindler                | Restricts sale of beverage containers connected by plastic rings to reduce plastic pollution and wildlife harm.  | Supports environmental goals; limited direct municipal impact beyond outreach and procurement standards at City events.                             | Prohibits specified plastic ring packaging; may require alternative connectors; sets enforcement and effective date.   | Environment and Transportation 2/04/2026 - 1:00 PM   | Support: low municipal burden, clear waste reduction benefit. Testimony: Written.  |
| HB0099          | Municipalities - Annexed Land - Land Use and Density   | Del. Schindler                | Addresses land use and density rules applicable to land annexed by municipalities, potentially limiting or clarifying zoning authority after annexation. | High relevance: could constrain Greenbelt's ability to manage density, zoning transitions, and service planning for annexed parcels.                | Sets state standards for density or land use on annexed land; may restrict downzoning or require consistency with prior county approvals.                      | Government, Labor, and Elections   | Monitor closely: protect municipal home rule and comprehensive planning authority; consider amendments safeguarding municipal zoning discretion.                               |
| HB0104 / SB0049 | Unhoused Individuals - Rights and Affirmative Defense  | Del. Mireku-North / Sen. Muse | Establishes rights and an affirmative defense for unhoused individuals, likely relating to enforcement of certain public space offenses.                 | Could affect municipal enforcement tools, policing practices, and public space management; may shift service-first approaches and require training. | Creates specified rights; provides affirmative defense in prosecutions; may encourage referral to services and limits on enforcement under certain conditions. | Judiciary 2/03/2026 - 1:00 PM<br>Judicial Proceedings 1/27/2026 - 1:00 PM  | Monitor: evaluate operational impacts and balance with public safety and parks use; support service expansion if included. Testimony: Written.                                 |
| HB0107 (SB0366) | Motor Vehicles - Intelligent Speed Assistance System Pilot Program - Establishment                                   | Delegate Allen                |  |   |  | In the House - Hearing 2/05 at 1:00 p.m.; Environment and Transportation 2/05/2026 - 1:00 PM                       | Monitor; LC decision pending. Testimony if City interest emerges.  |
| HB0112 (SB0344) | Property Tax - Agricultural Use Assessment - Community Solar Energy Generating Systems                               | Delegate Crosby               |  |   |  | In the House - Hearing canceled; Ways and Means  | Monitor; LC decision pending. Testimony if City interest emerges.  |
| HB0115 / SB0241 | Election Law - Individuals Released From State Correctional Facilities - Automatic Restoration of Voter Registration | Del. Wilkins / Sen. Augustine | Modifies policies or programs related to Election Law, with implementation details set in statute or by agency guidance.                                 | Potential municipal impact depending on scope and implementation; monitor for preemption, compliance requirements, and any state funding support.   | Defines covered activities and responsible agencies; sets implementation timelines; establishes enforcement, reporting, or funding mechanisms as applicable.   | Government, Labor, and Elections 2/04/2026 - 2:00 PM<br>Education, Energy, and the Environment 2/11/2026 - 1:00 PM | Monitor: assess municipal operational, fiscal, and policy impacts; consider written testimony if City interests are directly affected. Testimony: Written (if City positions). |

| Bill #          | Title   | Sponsor(s)                     | Summary   | Greenbelt Impact  | Key Provisions   | Status   | Recommendation   |
|-----------------|---|--------------------------------|---|---|--|--|--|
| HB0119          | Energy Performance Contracts - Navigators, Funding, and Requirements  | Del. Vogel                     | Creates or strengthens energy performance contract navigator support, funding mechanisms, and requirements to help public entities deliver efficiency projects. | Direct opportunity: could help Greenbelt finance and implement building upgrades, streetlighting, and HVAC efficiency with technical assistance.  | Establishes navigator role; expands funding or revolving support; standardizes contracting requirements and reporting.                                       | Environment and Transportation 2/03/2026 - 2:00 PM                               | Support: strong fit for municipal energy modernization; pursue amendments ensuring municipal eligibility and streamlined procurement. Testimony: Written.                      |
| HB0149          | Fire Prevention - Assistant Fire Marshals, Residential Rental High-Rise Property Fire Safety Equipment, and Fire Alarm System Technicians | Delegate Charkoudian           |   |   |  | In the House - Reassigned to Economic Matters; Economic Matters                  | Monitor; LC decision pending. Testimony if City interest emerges.  |
| HB0153 / SB0012 | Residential Rental Apartments - Air-Conditioning Requirement  | Del. Lehman / Sen. West        | Requires policies or programs related to Residential Rental Apartments, with implementation details set in statute or by agency guidance.                       | Potential municipal impact depending on scope and implementation; monitor for preemption, compliance requirements, and any state funding support. | Defines covered activities and responsible agencies; sets implementation timelines; establishes enforcement, reporting, or funding mechanisms as applicable. | Economic Matters 2/05/2026 - 1:00 PM<br>Judicial Proceedings 1/20/2026 - 1:00 PM | Monitor: assess municipal operational, fiscal, and policy impacts; consider written testimony if City interests are directly affected. Testimony: Written (if City positions). |
| HB0155 / SB0001 | Public Safety - Law Enforcement Officers - Prohibition on Face Coverings  | Del. Williams / Sen. Augustine | Prohibits law enforcement officers from wearing face coverings while performing official duties, with defined exceptions.                                       | Direct impact on Greenbelt Police policies, officer safety protocols, and public trust; potential labor and operational considerations.           | Prohibition with exceptions for safety, medical, undercover, or tactical needs; sets enforcement and disciplinary consequences.                              | Judiciary<br>Judicial Proceedings 1/22/2026 - 1:00 PM                            | Monitor: ensure exceptions adequately protect officer safety and legitimate operations; avoid unintended limits during hazardous conditions.                                   |
| HB0167          | Gasoline-Powered Leaf Blowers - Purchase and Use - Prohibitions   | Del. Foley                     | Prohibits purchase and use of gasoline-powered leaf blowers, likely with phased dates and possible exemptions.  | Direct operational impact on Public Works and contractors; potential cost for equipment transition; aligns with noise and air quality goals.      | Purchase and use bans by date; may include exemptions for emergency cleanup or certain equipment classes; enforcement provisions.                            | Government, Labor, and Elections   | Support with amendment: phased implementation, state funding assistance, and clear contractor compliance rules.  |
| HB0168          | Housing and Community Development - Affordable Housing - Educator Workforce Housing and Municipal Corporations                            | Del. Vogel                     | Modifies policies or programs related to Housing and Community Development, with implementation details set in statute or by agency guidance.                   | Direct municipal relevance for Greenbelt; potential operational, fiscal, or policy impacts depending on implementation and funding.               | Defines covered activities and responsible agencies; sets implementation timelines; establishes enforcement, reporting, or funding mechanisms as applicable. | Economic Matters 2/05/2026 - 1:00 PM   | Monitor: assess municipal operational, fiscal, and policy impacts; consider written testimony if City interests are directly affected. Testimony: Written (if City positions). |
| HB0172          | Municipalities - Enforcement Officers - Body-Worn Cameras   | Del. Schindler                 | Requires body-worn cameras for municipal enforcement officers and sets related policies and retention requirements.   | Potential cost and administrative burden for code enforcement or other municipal enforcement staff; may improve transparency and reduce disputes. | Defines covered officers; sets activation, retention, training, and privacy rules; may include grant funding eligibility.                                    | Judiciary  | Support with amendment: state grants for municipalities, flexible retention rules, and privacy protections for sensitive encounters.   |

| Bill #          | Title  | Sponsor(s)                           | Summary  | Greenbelt Impact  | Key Provisions   | Status   | Recommendation  |
|-----------------|--|--------------------------------------|--|---|--|--|---|
| HB0197 / SB0118 | Comprehensive Community Safety Funding Act   | Del. Mireku-North / Sen. Benson      | Creates a comprehensive community safety funding framework to support local violence prevention and safety initiatives through dedicated funds or grants.                        | Potential new funding source for Greenbelt community safety programs, youth engagement, and prevention partnerships; may require local match or reporting.                      | Establishes funding program; defines eligible uses; sets allocation criteria, reporting, and oversight.  | Ways and Means Budget and Taxation   | Support: pursue Greenbelt eligibility and ensure funding is accessible to municipalities and local partners.  |
| HB0220 / SB0130 | Environment - Water - Individual Unit Meters   | Del. Charkoudian / Sen. Henson       | Addresses individual unit water meters, generally to require or expand metering at the unit level in multi-unit residential properties.  | Affects multi-family properties in Greenbelt served by WSSC; potential equity and affordability implications for tenants; limited direct City operational role.                 | Defines when individual unit metering is required; addresses billing and implementation; may include timelines and exemptions for retrofits.                 | Environment and Transportation 2/04/2026 - 1:00 PM<br>Education, Energy, and the Environment 2/03/2026 - 1:00 PM | Monitor: assess tenant protection, retrofit costs, and applicability to existing buildings; support if paired with consumer safeguards and reasonable timelines.<br>Testimony: Written. |
| HB0224 / SB0097 | Reentry and Reintegration Support Program - Establishment  | Appropriations Chair / JPR Chair     | Establishes a Reentry and Reintegration Support Program to fund or coordinate services for returning citizens, including employment, housing, and support services.              | Indirect local benefit: reduced recidivism and improved stability for residents; potential partner opportunities with county providers and nonprofits.                          | Creates program, eligibility, and grant mechanisms; may require reporting and evaluation; coordinates with corrections and workforce agencies.               | Appropriations Judicial Proceedings  | Support: aligns with community stability; encourage inclusion of municipal and nonprofit partnerships.  |
| HB0226 / SB0022 | Department of Disabilities - Housing Programs and Affiliated Foundations - Establishment                   | Appropriations Chair / Finance Chair | Establishes policies or programs related to Department of Disabilities, with implementation details set in statute or by agency guidance.  | Potential municipal impact depending on scope and implementation; monitor for preemption, compliance requirements, and any state funding support.                               | Defines covered activities and responsible agencies; sets implementation timelines; establishes enforcement, reporting, or funding mechanisms as applicable. | Appropriations Finance 1/28/2026 - 2:00 PM   | Monitor: assess municipal operational, fiscal, and policy impacts; consider written testimony if City interests are directly affected. Testimony: Written (if City positions).          |
| HB0235 / SB0047 | Housing and Community Development - Neighborhood Business Development Program - Local Approval Requirement | Economic Matters Chair / EEE Chair   | Requires or conditions Neighborhood Business Development Program awards on local approval, changing how DHCD or state programs coordinate with local governments.                | Could increase City leverage over state economic development assistance within Greenbelt; may also slow projects if approvals add friction.                                     | Defines local approval requirement; establishes process and timing; may clarify municipal role in project endorsement.                                       | Economic Matters 2/12/2026 - 1:00 PM<br>Education, Energy, and the Environment 2/04/2026 - 2:00 PM               | Support with amendment: ensure timelines prevent bottlenecks and clarify what constitutes approval for municipalities.<br>Testimony: Written.   |
| HB0239 / SB0036 | Land Use - Zoning - Limitations (Starter and Silver Homes Act of 2026)                                     | Economic Matters Chair / EEE Chair   | Limits certain zoning restrictions to facilitate smaller, more affordable starter homes and downsizing-friendly housing, constraining local minimum lot or similar requirements. | Could preempt municipal zoning standards and affect planning autonomy; may expand housing options but requires careful integration with Greenbelt comp plan and infrastructure. | Preempts local minimum lot size or related limitations; defines qualifying housing; may set statewide standards and exemptions.                              | Economic Matters 2/12/2026 - 1:00 PM<br>Education, Energy, and the Environment 2/04/2026 - 2:00 PM               | Monitor and engage: support affordability goals but protect municipal planning authority; seek amendments preserving local design, infrastructure, and<br>Testimony: Written.           |

| Bill #          | Title  | Sponsor(s)                         | Summary  | Greenbelt Impact  | Key Provisions  | Status   | Recommendation   |
|-----------------|--|------------------------------------|--|---|---|--|--|
| HB0240          | Local Comprehensive Plans - Guidance Materials and Notification to the Department of Planning              | Economic Matters Chair             | Requires guidance materials and notification to the Department of Planning for local comprehensive plan activities, strengthening state visibility and coordination.                 | Potential additional administrative steps for Greenbelt planning updates; could improve consistency and access to state guidance and data.  | Mandates distribution of guidance; requires local notification to the Department; may set deadlines and reporting requirements.                 | Economic Matters 2/12/2026 - 1:00 PM   | Support with amendment: keep reporting light, provide technical assistance, and avoid duplicative requirements for small municipalities. Testimony: Written.                 |
| HB0243 / SB0197 | Land Use - Comprehensive and General Plans - Alteration of Elements  | Economic Matters Chair / EEE Chair | Alters required elements or procedures for comprehensive and general plans, potentially expanding mandated components or updating timelines.   | Could require Greenbelt to revise planning documents, add elements, or adjust update schedules; may increase costs for planning and consultant support.                           | Modifies plan elements; updates adoption and amendment procedures; may add state review or metrics.   | Economic Matters 2/12/2026 - 1:00 PM<br>Education, Energy, and the Environment 1/21/2026 - 11:00 AM                | Monitor: support modernization but insist on funding and flexibility for municipalities; avoid unfunded planning mandates. Testimony: Written.                               |
| HB0249 / SB0173 | Vehicle Laws - Automated Enforcement - Reciprocal Agreements, Arrangements, and Declarations               | E&T Chair / JPR Chair              | Authorizes automated enforcement reciprocal agreements across jurisdictions and establishes rules for arrangements and declarations supporting cross-border enforcement.             | Direct relevance: supports interoperability of automated enforcement programs, potentially benefiting Greenbelt's traffic safety strategies and fine processing.                  | Enables reciprocal agreements; sets requirements for jurisdictional declarations; addresses data sharing, adjudication, and revenue allocation. | Environment and Transportation 2/12/2026 - 1:00 PM<br>Judicial Proceedings 1/21/2026 - 11:00 AM                    | Support with amendment: protect due process, clarify revenue sharing, and ensure municipalities can participate without excessive administrative burden. Testimony: Written. |
| HB0254          | Supporting Inclusive Community Adaptation Act  | E&T Chair                          | State climate adaptation initiative focused on inclusive community adaptation planning, likely through programs, standards, or funding administered by DNR/MDOT or related agencies. | Potential grants and technical assistance for flooding, stormwater, heat mitigation, and resilience planning; alignment with municipal sustainability objectives.                 | Establishes adaptation framework; may create grant programs or planning requirements; emphasizes equity and community engagement.               | Environment and Transportation 2/11/2026 - 1:00 PM   | Support: prioritize municipal eligibility and flexible implementation ; watch for mandates without funding. Testimony: Written.  |
| HB0256          | Motor Vehicles – Speed Monitoring Systems – Safety Corridors (Vulnerable Road User Protection Act of 2026) | E&T Chair                          | Establishes or expands speed monitoring systems in designated safety corridors to protect vulnerable road users.   | Direct traffic safety implications for corridors in or near Greenbelt; could provide enforcement tools and reduce crashes; may require signage, data reporting, and coordination. | Defines safety corridors; authorizes camera use; sets operating standards, penalties, and notice requirements.                                  | Environment and Transportation 2/12/2026 - 1:00 PM   | Support: strong safety case; ensure municipal participation options and clear corridor designation process. Testimony: Written.  |
| HB0260 / SB0011 | Public Financing Act – Fair Campaign Financing Fund – Distributions  | GLE Chair / EEE Chair              | Adjusts distributions from the Fair Campaign Financing Fund under Maryland's public financing framework.   | Limited direct municipal impact unless tied to local public financing programs; could influence broader state election financing environment.                                     | Revises distribution formulas or eligibility; may adjust reporting and administration; may affect availability of matching funds.               | Government, Labor, and Elections 1/21/2026 - 1:00 PM<br>Education, Energy, and the Environment 2/11/2026 - 1:00 PM | Monitor: confirm any downstream impacts on local election administration or municipal public financing options. Testimony: Written (if City positions).                      |

| Bill #          | Title  | Sponsor(s)                 | Summary   | Greenbelt Impact  | Key Provisions   | Status   | Recommendation   |
|-----------------|--|----------------------------|---|---|--|--|--|
| HB0263 / SB0100 | Election Law - Early Voting Centers - Bus Stops                              | GLE Chair / EEE Chair      | Requires or encourages early voting centers to be accessible by bus stops, improving transit access to voting locations.  | May influence placement of early voting sites serving Greenbelt residents; supports voter access for transit-dependent populations.               | Sets bus stop proximity or access standards; applies to designated early voting centers; may require coordination with transit agencies.                     | Government, Labor, and Elections 2/04/2026 - 2:00 PM<br>Education, Energy, and the Environment 2/11/2026 - 1:00 PM                   | Support: improves access and equity; ensure standards are practical in suburban contexts. Testimony: Written.  |
| HB0309          | Judicial Facilities - Stops, Detentions, and Arrests - Limitations           | Del. Stewart               | Modifies policies or programs related to Judicial Facilities, with implementation details set in statute or by agency guidance.   | Potential municipal impact depending on scope and implementation; monitor for preemption, compliance requirements, and any state funding support. | Defines covered activities and responsible agencies; sets implementation timelines; establishes enforcement, reporting, or funding mechanisms as applicable. | Judiciary 2/04/2026 - 1:00 PM  | Monitor: assess municipal operational, fiscal, and policy impacts; consider written testimony if City interests are directly affected. Testimony: Written (if City positions). |
| HB0315 / SB0335 | Human Relations - Discrimination in Housing - Income-Based Housing Subsidies | Del. Stewart               | Modifies policies or programs related to Human Relations, with implementation details set in statute or by agency guidance.   | Potential municipal impact depending on scope and implementation; monitor for preemption, compliance requirements, and any state funding support. | Defines covered activities and responsible agencies; sets implementation timelines; establishes enforcement, reporting, or funding mechanisms as applicable. | Economic Matters 2/05/2026 - 1:00 PM   | Monitor: assess municipal operational, fiscal, and policy impacts; consider written testimony if City interests are directly affected. Testimony: Written (if City positions). |
| HB0331 / SB0342 | Maryland Beverage Container Recycling Refund and Litter Reduction Program    | Del. Terrasa / Sen. Brooks | Modifies policies or programs related to Maryland Beverage Container Recycling Refund and Litter Reduction Program, with implementation details set in statute or by agency guidance. | Potential municipal impact depending on scope and implementation; monitor for preemption, compliance requirements, and any state funding support. | Defines covered activities and responsible agencies; sets implementation timelines; establishes enforcement, reporting, or funding mechanisms as applicable. | Environment and Transportation 2/11/2026 - 1:00 PM<br>Economic Matters<br>Education, Energy, and the Environment 2/10/2026 - 1:00 PM | Monitor: assess municipal operational, fiscal, and policy impacts; consider written testimony if City interests are directly affected. Testimony: Written (if City positions). |
| HB0332 / SB0346 | Civil Actions - Violation of Constitutional Rights (No Kings Act)            | Del. Charkoudian           | Modifies policies or programs related to Civil Actions, with implementation details set in statute or by agency guidance.   | Potential municipal impact depending on scope and implementation; monitor for preemption, compliance requirements, and any state funding support. | Defines covered activities and responsible agencies; sets implementation timelines; establishes enforcement, reporting, or funding mechanisms as applicable. | Judiciary  | Monitor: assess municipal operational, fiscal, and policy impacts; consider written testimony if City interests are directly affected.   |
| HB0333          | General Assembly Vacancy - Political Party Central Committee - Procedures    | Del. Palakovich Carr       | Modifies policies or programs related to General Assembly Vacancy, with implementation details set in statute or by agency guidance.  | Potential municipal impact depending on scope and implementation; monitor for preemption, compliance requirements, and any state funding support. | Defines covered activities and responsible agencies; sets implementation timelines; establishes enforcement, reporting, or funding mechanisms as applicable. | Government, Labor, and Elections   | Monitor: assess municipal operational, fiscal, and policy impacts; consider written testimony if City interests are directly affected.   |

| Bill #          | Title  | Sponsor(s)                | Summary   | Greenbelt Impact  | Key Provisions   | Status  | Recommendation   |
|-----------------|--|---------------------------|---|---|--|---|--|
| HB0341          | Maryland Commission for Boys' and Men's Health - Establishment   | Del. Wims                 | Establishes policies or programs related to Maryland Commission for Boys' and Men's Health, with implementation details set in statute or by agency guidance. | Potential municipal impact depending on scope and implementation; monitor for preemption, compliance requirements, and any state funding support. | Defines covered activities and responsible agencies; sets implementation timelines; establishes enforcement, reporting, or funding mechanisms as applicable. | Health 2/10/2026 - 2:00 PM  | Monitor: assess municipal operational, fiscal, and policy impacts; consider written testimony if City interests are directly affected. Testimony: Written (if City positions). |
| HB0345 / SB0341 | Public Utilities - Solar Energy Generating Systems and Solar Renewable Energy Credits (Affordable Solar Act) | Del. Charkoudian          | Creates policies or programs related to Public Utilities, with implementation details set in statute or by agency guidance.                                   | Potential municipal impact depending on scope and implementation; monitor for preemption, compliance requirements, and any state funding support. | Defines covered activities and responsible agencies; sets implementation timelines; establishes enforcement, reporting, or funding mechanisms as applicable. | Environment and Transportation 2/10/2026 - 1:00 PM  | Monitor: assess municipal operational, fiscal, and policy impacts; consider written testimony if City interests are directly affected. Testimony: Written (if City positions). |
| HB0347 / SB0090 | Workers' Compensation - Occupational Disease Presumptions - Hypertension                                     | Del. Pruski / Sen. Beidle | Modifies policies or programs related to Workers' Compensation, with implementation details set in statute or by agency guidance.                             | Potential municipal impact depending on scope and implementation; monitor for preemption, compliance requirements, and any state funding support. | Defines covered activities and responsible agencies; sets implementation timelines; establishes enforcement, reporting, or funding mechanisms as applicable. | Economic Matters Finance  | Monitor: assess municipal operational, fiscal, and policy impacts; consider written testimony if City interests are directly affected.   |
| HB0349          | Public Safety - Law Enforcement - Use of Body-Worn Cameras   | Del. Simmons              | Modifies policies or programs related to Public Safety, with implementation details set in statute or by agency guidance.                                     | Potential municipal impact depending on scope and implementation; monitor for preemption, compliance requirements, and any state funding support. | Defines covered activities and responsible agencies; sets implementation timelines; establishes enforcement, reporting, or funding mechanisms as applicable. | Judiciary   | Monitor: assess municipal operational, fiscal, and policy impacts; consider written testimony if City interests are directly affected.   |
| HB0350 / SB0255 | Voting Rights Act of 2026 - Counties and Municipal Corporations  | Del. Wims / Sen. Sydnor   | Modifies policies or programs related to Voting Rights Act of 2026, with implementation details set in statute or by agency guidance.                         | Direct municipal relevance for Greenbelt; potential operational, fiscal, or policy impacts depending on implementation and funding.               | Defines covered activities and responsible agencies; sets implementation timelines; establishes enforcement, reporting, or funding mechanisms as applicable. | Government, Labor, and Elections Education, Energy, and the Environment 1/27/2026 - 1:00 PM | Monitor: assess municipal operational, fiscal, and policy impacts; consider written testimony if City interests are directly affected. Testimony: Written (if City positions). |
| HB0351          | Public Safety - Federal Agents - Digital Unmasking   | Del. Moon                 | Modifies policies or programs related to Public Safety, with implementation details set in statute or by agency guidance.                                     | Potential municipal impact depending on scope and implementation; monitor for preemption, compliance requirements, and any state funding support. | Defines covered activities and responsible agencies; sets implementation timelines; establishes enforcement, reporting, or funding mechanisms as applicable. | Judiciary   | Monitor: assess municipal operational, fiscal, and policy impacts; consider written testimony if City interests are directly affected.   |

| Bill #          | Title  | Sponsor(s)                        | Summary  | Greenbelt Impact  | Key Provisions   | Status  | Recommendation   |
|-----------------|--|-----------------------------------|--|---|--|---|--|
| HB0353          | Prince George's County - Termination of Gas or Electric Service to Multifamily Dwelling Units - Notification PG 406-25 | Prince George's County Delegation | Modifies policies or programs related to Prince George's County, with implementation details set in statute or by agency guidance. | Limited direct Greenbelt impact; monitor for regional precedents and any spillover effects on municipal operations or policy.                     | Defines covered activities and responsible agencies; sets implementation timelines; establishes enforcement, reporting, or funding mechanisms as applicable. | Environment and Transportation  | Monitor: assess municipal operational, fiscal, and policy impacts; consider written testimony if City interests are directly affected.   |
| HB0355 / SB0254 | Education - Sexual Abuse and Assault Awareness and Prevention Program - Human and Sex Trafficking                      | Del. Johnson, S. / Sen. Gallion   | Modifies policies or programs related to Education, with implementation details set in statute or by agency guidance.              | Potential municipal impact depending on scope and implementation; monitor for preemption, compliance requirements, and any state funding support. | Defines covered activities and responsible agencies; sets implementation timelines; establishes enforcement, reporting, or funding mechanisms as applicable. | Ways and Means Education, Energy, and the Environment 2/18/2026 - 1:00 PM | Monitor: assess municipal operational, fiscal, and policy impacts; consider written testimony if City interests are directly affected. Testimony: Written (if City positions). |
| HB0356          | Human Relations - Protection of the Free Exercise of Religion  | Del. Schmidt                      | Modifies policies or programs related to Human Relations, with implementation details set in statute or by agency guidance.        | Potential municipal impact depending on scope and implementation; monitor for preemption, compliance requirements, and any state funding support. | Defines covered activities and responsible agencies; sets implementation timelines; establishes enforcement, reporting, or funding mechanisms as applicable. | Government, Labor, and Elections  | Monitor: assess municipal operational, fiscal, and policy impacts; consider written testimony if City interests are directly affected.   |
| HB0357          | Municipalities - Election Dates - Reporting Requirements   | Del. Palakovich Carr              | Requires policies or programs related to Municipalities, with implementation details set in statute or by agency guidance.         | Direct municipal relevance for Greenbelt; potential operational, fiscal, or policy impacts depending on implementation and funding.               | Defines covered activities and responsible agencies; sets implementation timelines; establishes enforcement, reporting, or funding mechanisms as applicable. | Government, Labor, and Elections  | Monitor: assess municipal operational, fiscal, and policy impacts; consider written testimony if City interests are directly affected.   |
| HB0358          | Sales and Use Tax - Elementary or Secondary School Book Fairs - Exemption  | Del. Palakovich Carr              | Modifies policies or programs related to Sales and Use Tax, with implementation details set in statute or by agency guidance.      | Potential municipal impact depending on scope and implementation; monitor for preemption, compliance requirements, and any state funding support. | Defines covered activities and responsible agencies; sets implementation timelines; establishes enforcement, reporting, or funding mechanisms as applicable. | Ways and Means 2/05/2026 - 1:00 PM  | Monitor: assess municipal operational, fiscal, and policy impacts; consider written testimony if City interests are directly affected. Testimony: Written (if City positions). |
| HB0360          | Criminal Procedure - Automated Expungement (Clean Slate Act of 2026)   | Del. Moon                         | Modifies policies or programs related to Criminal Procedure, with implementation details set in statute or by agency guidance.     | Potential municipal impact depending on scope and implementation; monitor for preemption, compliance requirements, and any state funding support. | Defines covered activities and responsible agencies; sets implementation timelines; establishes enforcement, reporting, or funding mechanisms as applicable. | Judiciary   | Monitor: assess municipal operational, fiscal, and policy impacts; consider written testimony if City interests are directly affected.   |

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|-----------------|---|-----------------------------------|--|---|--|---|--|
| HB0362          | Criminal Procedure - Expungement - Effect   | Del. Grammer                      | Modifies policies or programs related to Criminal Procedure, with implementation details set in statute or by agency guidance.     | Potential municipal impact depending on scope and implementation; monitor for preemption, compliance requirements, and any state funding support. | Defines covered activities and responsible agencies; sets implementation timelines; establishes enforcement, reporting, or funding mechanisms as applicable. | Judiciary   | Monitor: assess municipal operational, fiscal, and policy impacts; consider written testimony if City interests are directly affected.   |
| HB0368          | Prince George's County - Supplemental Homeowners' Property Tax Credit - Required PG 412-26                                  | Prince George's County Delegation | Requires policies or programs related to Prince George's County, with implementation details set in statute or by agency guidance. | Limited direct Greenbelt impact; monitor for regional precedents and any spillover effects on municipal operations or policy.                     | Defines covered activities and responsible agencies; sets implementation timelines; establishes enforcement, reporting, or funding mechanisms as applicable. | Ways and Means  | Monitor: assess municipal operational, fiscal, and policy impacts; consider written testimony if City interests are directly affected.   |
| HB0369          | Prince George's County - Property Tax Credit - New Businesses PG 407-26   | Prince George's County Delegation | Creates policies or programs related to Prince George's County, with implementation details set in statute or by agency guidance.  | Limited direct Greenbelt impact; monitor for regional precedents and any spillover effects on municipal operations or policy.                     | Defines covered activities and responsible agencies; sets implementation timelines; establishes enforcement, reporting, or funding mechanisms as applicable. | Ways and Means  | Monitor: assess municipal operational, fiscal, and policy impacts; consider written testimony if City interests are directly affected.   |
| HB0370          | Prince George's County - Income Tax - Credit for Employers Providing Parental Engagement Leave PG 419-26                    | Prince George's County Delegation | Creates policies or programs related to Prince George's County, with implementation details set in statute or by agency guidance.  | Limited direct Greenbelt impact; monitor for regional precedents and any spillover effects on municipal operations or policy.                     | Defines covered activities and responsible agencies; sets implementation timelines; establishes enforcement, reporting, or funding mechanisms as applicable. | Ways and Means 2/05/2026 - 1:00 PM  | Monitor: assess municipal operational, fiscal, and policy impacts; consider written testimony if City interests are directly affected. Testimony: Written (if City positions). |
| HB0376          | Prince George's County - Procurement Preference Programs - Regulation PG 404-26   | Prince George's County Delegation | Modifies policies or programs related to Prince George's County, with implementation details set in statute or by agency guidance. | Limited direct Greenbelt impact; monitor for regional precedents and any spillover effects on municipal operations or policy.                     | Defines covered activities and responsible agencies; sets implementation timelines; establishes enforcement, reporting, or funding mechanisms as applicable. | Government, Labor, and Elections  | Monitor: assess municipal operational, fiscal, and policy impacts; consider written testimony if City interests are directly affected.   |
| HB0378          | Prince George's County - Income Tax Credit for Parent and Guardian Volunteers in Elementary and Secondary Schools PG 420-26 | Prince George's County Delegation | Creates policies or programs related to Prince George's County, with implementation details set in statute or by agency guidance.  | Limited direct Greenbelt impact; monitor for regional precedents and any spillover effects on municipal operations or policy.                     | Defines covered activities and responsible agencies; sets implementation timelines; establishes enforcement, reporting, or funding mechanisms as applicable. | Ways and Means 2/05/2026 - 1:00 PM  | Monitor: assess municipal operational, fiscal, and policy impacts; consider written testimony if City interests are directly affected. Testimony: Written (if City positions). |
| HB0394 (SB0158) | Counties - Construction of Sidewalks and Crosswalks - Safe Alternative Routes to Public Schools                             | Delegate Terrasa                  |  |   |  | In the House - First Reading Government, Labor, and Elections and Ways and Means; Government, Labor, and Elections Ways and Means | Monitor; LC decision pending. Testimony if City interest emerges.  |

| Bill #          | Title  | Sponsor(s)                        | Summary | Greenbelt Impact | Key Provisions | Status  | Recommendation  |
|-----------------|--|-----------------------------------|---------|------------------|----------------|---|---|
| HB0401          | Prince George's County - Speed Monitoring Systems - Maryland Route 5 PG 315-26   | Prince George's County Delegation |         |                  |                | In the House - First Reading Environment and Transportation; Environment and Transportation   | Monitor; LC decision pending. Testimony if City interest emerges. |
| HB0402          | Common Ownership Communities - Ombudsman Unit, Governing Document Database, and Local Commissions  | Delegate Holmes                   |         |                  |                | In the House - First Reading Economic Matters; Economic Matters   | Monitor; LC decision pending. Testimony if City interest emerges. |
| HB0403          | Public Information Act - Divorce Records   | Delegate Simpson                  |         |                  |                | In the House - First Reading Government, Labor, and Elections; Government, Labor, and Elections                                       | Monitor; LC decision pending. Testimony if City interest emerges. |
| HB0405          | Condominiums and Homeowners Associations - Governing Documents - Electric Vehicle Recharging Equipment                                   | Delegate Terrasa                  |         |                  |                | In the House - First Reading Economic Matters; Economic Matters   | Monitor; LC decision pending. Testimony if City interest emerges. |
| HB0409 (SB0323) | Juvenile Court - Jurisdiction (Youth Charging Reform Act)  | Delegate Bartlett                 |         |                  |                | In the House - First Reading Judiciary; Judiciary   | Monitor; LC decision pending. Testimony if City interest emerges. |
| HB0410          | Public Health - Food and Milk Product Labeling - Requirements  | Delegate Boyce                    |         |                  |                | In the House - Hearing 2/03 at 3:00 p.m.; Health 2/03/2026 - 3:00 PM  | Monitor; LC decision pending. Testimony if City interest emerges. |
| HB0412 (SB0347) | Child Support - Suspension of Driver's Licenses  | Delegate Simpson                  |         |                  |                | In the House - First Reading Judiciary; Judiciary   | Monitor; LC decision pending. Testimony if City interest emerges. |
| HB0415          | Prince George's County - Alcoholic Beverages - Class A Beer and Class A Beer and Wine Licenses - Retail Grocery Establishments PG 304-26 | Prince George's County Delegation |         |                  |                | In the House - First Reading Economic Matters and Government, Labor, and Elections; Economic Matters Government, Labor, and Elections | Monitor; LC decision pending. Testimony if City interest emerges. |
| HB0416          | Prince George's County - Alcoholic Beverages - Class B Beer, Wine, and Liquor Licenses PG 321-26   | Prince George's County Delegation |         |                  |                | In the House - First Reading Government, Labor, and Elections; Government, Labor, and Elections                                       | Monitor; LC decision pending. Testimony if City interest emerges. |

| Bill #          | Title  | Sponsor(s)                        | Summary | Greenbelt Impact | Key Provisions | Status  | Recommendation  |
|-----------------|--|-----------------------------------|---------|------------------|----------------|---|---|
| HB0418          | Prince George's County - Courts - Remote Public Access to Bail Review Hearings PG 302-26                               | Prince George's County Delegation |         |                  |                | In the House - First Reading Judiciary; Judiciary   | Monitor; LC decision pending. Testimony if City interest emerges. |
| HB0419          | Prince George's County - Comprehensive Traffic Safety Audit - Maryland Route 202 and Maryland Route 704 PG 303-26      | Prince George's County Delegation |         |                  |                | In the House - First Reading Environment and Transportation; Environment and Transportation     | Monitor; LC decision pending. Testimony if City interest emerges. |
| HB0420 (SB0242) | Modernizing Civil Relief for Service Members Act   | Delegate Rogers                   |         |                  |                | In the House - First Reading Government, Labor, and Elections; Government, Labor, and Elections | Monitor; LC decision pending. Testimony if City interest emerges. |
| HB0421 (SB0152) | Prince George's County - Point-to-Point Speed Monitoring Systems - Maryland Route 210 PG 309-26                        | Prince George's County Delegation |         |                  |                | In the House - First Reading Environment and Transportation; Environment and Transportation     | Monitor; LC decision pending. Testimony if City interest emerges. |
| HB0422          | Public Health - Expedited Partner Therapy - Bacterial Vaginosis  | Delegate Bagnall                  |         |                  |                | In the House - Hearing 2/11 at 1:30 p.m.; Health 2/11/2026 - 1:30 PM                            | Monitor; LC decision pending. Testimony if City interest emerges. |
| HB0423          | Prince George's County - Public High Schools - Drug Detection Products PG 501-26                                       | Prince George's County Delegation |         |                  |                | In the House - First Reading Ways and Means; Ways and Means                                     | Monitor; LC decision pending. Testimony if City interest emerges. |
| HB0425          | Motor Vehicle Administration - Sleep Apnea - Reporting Requirement Prohibition   | Delegate Kerr                     |         |                  |                | In the House - First Reading Environment and Transportation; Environment and Transportation     | Monitor; LC decision pending. Testimony if City interest emerges. |
| HB0432          | Municipalities - Vagrancy - Repeal of Authority to Prohibit  | Delegate Mireku-North             |         |                  |                | In the House - Hearing 2/03 at 1:00 p.m.; Judiciary 2/03/2026 - 1:00 PM                         | Monitor; LC decision pending. Testimony if City interest emerges. |
| HB0434          | Residential Leases - Use of Algorithmic Device by Landlord to Determine Rent, Occupancy, and Lease Terms - Prohibition | Delegate Palakovich Carr          |         |                  |                | In the House - First Reading Economic Matters; Economic Matters                                 | Monitor; LC decision pending. Testimony if City interest emerges. |

| Bill #             | Title  | Sponsor(s)                        | Summary  | Greenbelt Impact   | Key Provisions   | Status  | Recommendation   |
|--------------------|--|-----------------------------------|--|--|--|---|--|
| HB0435<br>(SB0259) | Places of Public Accommodation - Open Movie Captioning   | Delegate Bhandari                 |  |  |  | In the House - First Reading Government, Labor, and Elections; Government, Labor, and Elections     | Monitor; LC decision pending. Testimony if City interest emerges.  |
| HB0437 /<br>SB0059 | Transportation - Major Highway Capacity Expansion Projects and Impact Assessments (Transportation and Climate Alignment Act of 2026) | Sen. Hettleman                    | Requires impact assessments for major highway capacity expansion projects and aligns transportation planning with climate goals. | Could affect regional projects impacting Greenbelt commuters, including assessment requirements, project timing, and mitigation; may support emissions and congestion management strategies. | Defines major capacity projects; requires climate and impact assessment; integrates findings into MDOT decision making.                                      | Budget and Taxation   | Support with amendment: maintain balanced approach to mobility, safety, and climate; ensure assessments are transparent and not purely procedural.                             |
| HB0440             | Maryland Medical Assistance Program - Individuals With Intellectual and Developmental Disabilities - Provider Reimbursement          | Delegate Kaufman                  |  |  |  | In the House - Hearing 2/10 at 2:00 p.m.; Health 2/10/2026 - 2:00 PM                                | Monitor; LC decision pending. Testimony if City interest emerges.  |
| HB0441<br>(SB0206) | Prince George's County - Speed Monitoring Systems - Maryland Route 210 - Penalties PG 306-26   | Prince George's County Delegation |  |  |  | In the House - First Reading Environment and Transportation; Environment and Transportation         | Monitor; LC decision pending. Testimony if City interest emerges.  |
| HB0443             | Prince George's County - Alcoholic Beverages - Class B-SEC (Small Event Center) License PG 312-26                                    | Prince George's County Delegation |  |  |  | In the House - First Reading Government, Labor, and Elections; Government, Labor, and Elections     | Monitor; LC decision pending. Testimony if City interest emerges.  |
| HB0444 /<br>SB0245 | Public Safety - Immigration Enforcement Agreements - Prohibition   | Del. Williams / Sen. Smith        | Prohibits policies or programs related to Public Safety, with implementation details set in statute or by agency guidance.       | Potential municipal impact depending on scope and implementation; monitor for preemption, compliance requirements, and any state funding support.  | Defines covered activities and responsible agencies; sets implementation timelines; establishes enforcement, reporting, or funding mechanisms as applicable. | Judiciary 1/27/2026 - 2:00 PM<br>Judicial Proceedings 1/22/2026 - 1:00 PM                           | Monitor: assess municipal operational, fiscal, and policy impacts; consider written testimony if City interests are directly affected. Testimony: Written (if City positions). |
| HB0488             | Election Districts - General Assembly and Representatives in Congress  | Delegate Wilson                   |  |  |  | In the House - First Reading House Rules and Executive Nominations; Rules and Executive Nominations | Monitor; LC decision pending. Testimony if City interest emerges.  |
| HB0523<br>(SB0353) | Real Property - Residential Foreclosures - Commencement Restrictions   | Delegate Jones, D.                |  |  |  | In the House - First Reading Economic Matters; Economic Matters                                     | Monitor; LC decision pending. Testimony if City interest emerges.  |

| Bill #             | Title  | Sponsor(s)  | Summary | Greenbelt Impact | Key Provisions | Status  | Recommendation  |
|--------------------|--|---|---------|------------------|----------------|---|---|
| SB0001<br>(HB0155) | Public Safety - Law Enforcement Officers - Prohibition on Face Coverings   | Senator Augustine                                       |         |                  |                | In the Senate - Hearing 1/22 at 1:00 p.m.; Judicial Proceedings 1/22/2026 - 1:00 PM                   | Monitor; LC decision pending. Testimony if City interest emerges. |
| SB0011<br>(HB0260) | Public Financing Act - Fair Campaign Financing Fund - Distributions  | Chair, Education, Energy, and the Environment Committee |         |                  |                | In the Senate - Hearing 2/11 at 1:00 p.m.; Education, Energy, and the Environment 2/11/2026 - 1:00 PM | Monitor; LC decision pending. Testimony if City interest emerges. |
| SB0012<br>(HB0153) | Residential Rental Apartments - Air-Conditioning Requirement   | Senator West  |         |                  |                | In the Senate - Hearing 1/20 at 1:00 p.m.; Judicial Proceedings 1/20/2026 - 1:00 PM                   | Monitor; LC decision pending. Testimony if City interest emerges. |
| SB0022<br>(HB0226) | Department of Disabilities - Housing Programs and Affiliated Foundations - Establishment   | Chair, Finance Committee                                |         |                  |                | In the Senate - Hearing 1/28 at 2:00 p.m.; Finance 1/28/2026 - 2:00 PM                                | Monitor; LC decision pending. Testimony if City interest emerges. |
| SB0036<br>(HB0239) | Land Use - Zoning - Limitations (Starter and Silver Homes Act of 2026)   | Chair, Education, Energy, and the Environment Committee |         |                  |                | In the Senate - Hearing 2/04 at 2:00 p.m.; Education, Energy, and the Environment 2/04/2026 - 2:00 PM | Monitor; LC decision pending. Testimony if City interest emerges. |
| SB0047<br>(HB0235) | Housing and Community Development - Neighborhood Business Development Program - Local Approval Requirement                           | Chair, Education, Energy, and the Environment Committee |         |                  |                | In the Senate - Hearing 2/04 at 2:00 p.m.; Education, Energy, and the Environment 2/04/2026 - 2:00 PM | Monitor; LC decision pending. Testimony if City interest emerges. |
| SB0049<br>(HB0104) | Unhoused Individuals - Rights and Affirmative Defense  | Senator Muse  |         |                  |                | In the Senate - Hearing 1/27 at 1:00 p.m.; Judicial Proceedings 1/27/2026 - 1:00 PM                   | Monitor; LC decision pending. Testimony if City interest emerges. |
| SB0059<br>(HB0437) | Transportation - Major Highway Capacity Expansion Projects and Impact Assessments (Transportation and Climate Alignment Act of 2026) | Senator Hettleman                                       |         |                  |                | In the Senate - First Reading Budget and Taxation; Budget and Taxation                                | Monitor; LC decision pending. Testimony if City interest emerges. |
| SB0064<br>(HB0010) | Legal Advertisement or Legal Notice - Publication in Newspaper or Newspaper in General Circulation - Digital Newspapers              | Senator West  |         |                  |                | In the Senate - Hearing 1/22 at 1:00 p.m.; Judicial Proceedings 1/22/2026 - 1:00 PM                   | Monitor; LC decision pending. Testimony if City interest emerges. |

| Bill #             | Title   | Sponsor(s)  | Summary  | Greenbelt Impact  | Key Provisions   | Status  | Recommendation   |
|--------------------|---|---|--|---|--|---|--|
| SB0090<br>(HB0347) | Workers' Compensation - Occupational Disease Presumptions - Hypertension                        | Senator Beidle  |  |   |  | In the Senate - First Reading Finance; Finance  | Monitor; LC decision pending. Testimony if City interest emerges.  |
| SB0097<br>(HB0224) | Reentry and Reintegration Support Program - Establishment                                       | Chair, Judicial Proceedings Committee                   |  |   |  | In the Senate - Hearing canceled; Judicial Proceedings  | Monitor; LC decision pending. Testimony if City interest emerges.  |
| SB0100<br>(HB0263) | Election Law - Early Voting Centers - Bus Stops   | Chair, Education, Energy, and the Environment Committee |  |   |  | In the Senate - Hearing 2/11 at 1:00 p.m.; Education, Energy, and the Environment 2/11/2026 - 1:00 PM | Monitor; LC decision pending. Testimony if City interest emerges.  |
| SB0118<br>(HB0197) | Comprehensive Community Safety Funding Act  | Senator Benson  |  |   |  | In the Senate - First Reading Budget and Taxation; Budget and Taxation                                | Monitor; LC decision pending. Testimony if City interest emerges.  |
| SB0121             | Personal Information - Public Servant Protections   | Sen. Hester   | Protects personal information of public servants, likely limiting disclosure of certain data and strengthening privacy safeguards. | Direct benefit for City officials and employees; may require changes to public records practices and redaction workflows. | Defines covered personal information; limits public disclosure; sets procedures for removal or shielding; may create penalties for misuse. | Education, Energy, and the Environment  | Support: improves safety and privacy; ensure public records compliance guidance is clear for municipalities. |
| SB0130<br>(HB0220) | Environment - Water - Individual Unit Meters  | Senator Henson  |  |   |  | In the Senate - Hearing 2/03 at 1:00 p.m.; Education, Energy, and the Environment 2/03/2026 - 1:00 PM | Monitor; LC decision pending. Testimony if City interest emerges.  |
| SB0152<br>(HB0421) | Prince George's County - Point-to-Point Speed Monitoring Systems - Maryland Route 210           | Senator Muse  |  |   |  | In the Senate - Hearing 1/28 at 11:00 a.m.; Judicial Proceedings 1/28/2026 - 11:00 AM                 | Monitor; LC decision pending. Testimony if City interest emerges.  |
| SB0158<br>(HB0394) | Counties - Construction of Sidewalks and Crosswalks - Safe Alternative Routes to Public Schools | Senator Ellis   |  |   |  | In the Senate - Hearing 2/18 at 1:00 p.m.; Education, Energy, and the Environment 2/18/2026 - 1:00 PM | Monitor; LC decision pending. Testimony if City interest emerges.  |

| Bill #             | Title  | Sponsor(s)  | Summary   | Greenbelt Impact  | Key Provisions   | Status   | Recommendation   |
|--------------------|--|---|---|---|--|--|--|
| SB0173<br>(HB0249) | Vehicle Laws - Automated Enforcement - Reciprocal Agreements, Arrangements, and Declarations                         | Chair, Judicial Proceedings Committee                   |   |   |  | In the Senate - Hearing 1/21 at 11:00 a.m.; Judicial Proceedings 1/21/2026 - 11:00 AM  | Monitor; LC decision pending. Testimony if City interest emerges.  |
| SB0189<br>(HB0034) | Municipalities - Open Drainage Inlets - Required Grating Systems (Mason's Law)                                       | Senator Lewis Young                                     |   |   |  | In the Senate - Hearing 2/03 at 1:00 p.m.; Education, Energy, and the Environment 2/03/2026 - 1:00 PM                            | Monitor; LC decision pending. Testimony if City interest emerges.  |
| SB0197<br>(HB0243) | Land Use - Comprehensive and General Plans - Alteration of Elements  | Chair, Education, Energy, and the Environment Committee |   |   |  | In the Senate - Hearing 1/21 at 11:00 a.m.; Education, Energy, and the Environment 1/21/2026 - 11:00 AM                          | Monitor; LC decision pending. Testimony if City interest emerges.  |
| SB0206<br>(HB0441) | Prince George's County - Speed Monitoring Systems - Maryland Route 210 - Penalties                                   | Senator Muse  |   |   |  | In the Senate - Hearing 1/28 at 11:00 a.m.; Judicial Proceedings 1/28/2026 - 11:00 AM  | Monitor; LC decision pending. Testimony if City interest emerges.  |
| SB0241<br>(HB0115) | Election Law - Individuals Released From State Correctional Facilities - Automatic Restoration of Voter Registration | Senator Augustine                                       |   |   |  | In the Senate - Hearing 2/11 at 1:00 p.m.; Education, Energy, and the Environment 2/11/2026 - 1:00 PM                            | Monitor; LC decision pending. Testimony if City interest emerges.  |
| SB0242<br>(HB0420) | Modernizing Civil Relief for Service Members Act   | Senator Simonaire                                       |   |   |  | In the Senate - First Reading Education, Energy, and the Environment and Finance; Education, Energy, and the Environment Finance | Monitor; LC decision pending. Testimony if City interest emerges.  |
| SB0245<br>(HB0444) | Public Safety - Immigration Enforcement Agreements - Prohibition   | Senator Smith   |   |   |  | In the Senate - Hearing 1/22 at 1:00 p.m.; Judicial Proceedings 1/22/2026 - 1:00 PM  | Monitor; LC decision pending. Testimony if City interest emerges.  |
| SB0249             | Tobacco Product Licensees - Additional Licensure for Electronic Smoking Devices                                      | Sen. Beidle   | Modifies policies or programs related to Tobacco Product Licensees, with implementation details set in statute or by agency guidance. | Potential municipal impact depending on scope and implementation; monitor for preemption, compliance requirements, and any state funding support. | Defines covered activities and responsible agencies; sets implementation timelines; establishes enforcement, reporting, or funding mechanisms as applicable. | Finance 2/05/2026 - 1:00 PM  | Monitor: assess municipal operational, fiscal, and policy impacts; consider written testimony if City interests are directly affected. Testimony: Written (if City positions). |

| Bill #             | Title  | Sponsor(s)          | Summary | Greenbelt Impact | Key Provisions | Status  | Recommendation  |
|--------------------|--|---------------------|---------|------------------|----------------|---|---|
| SB0254<br>(HB0355) | Education - Sexual Abuse and Assault Awareness and Prevention Program - Human and Sex Trafficking            | Senator Gallion     |         |                  |                | In the Senate - Hearing 2/18 at 1:00 p.m.; Education, Energy, and the Environment<br>2/18/2026 - 1:00 PM        | Monitor; LC decision pending. Testimony if City interest emerges. |
| SB0255<br>(HB0350) | Voting Rights Act of 2026 - Counties and Municipal Corporations  | Senator Sydnor      |         |                  |                | In the Senate - Hearing 1/27 at 1:00 p.m.; Education, Energy, and the Environment<br>1/27/2026 - 1:00 PM        | Monitor; LC decision pending. Testimony if City interest emerges. |
| SB0259<br>(HB0435) | Places of Public Accommodation - Open Movie Captioning   | Senator Jackson, C. |         |                  |                | In the Senate - Hearing 2/03 at 1:00 p.m.; Judicial Proceedings 2/03/2026 - 1:00 PM                             | Monitor; LC decision pending. Testimony if City interest emerges. |
| SB0323<br>(HB0409) | Juvenile Court - Jurisdiction (Youth Charging Reform Act)  | Senator Smith       |         |                  |                | In the Senate - Hearing 2/04 at 11:00 a.m.; Judicial Proceedings 2/04/2026 - 11:00 AM                           | Monitor; LC decision pending. Testimony if City interest emerges. |
| SB0335<br>(HB0315) | Human Relations – Discrimination in Housing – Income–Based Housing Subsidies                                 | Senator Love        |         |                  |                | In the Senate - First Reading<br>Judicial Proceedings; Judicial Proceedings                                     | Monitor; LC decision pending. Testimony if City interest emerges. |
| SB0341<br>(HB0345) | Public Utilities – Solar Energy Generating Systems and Solar Renewable Energy Credits (Affordable Solar Act) | Senator Brooks      |         |                  |                | In the Senate - First Reading<br>Education, Energy, and the Environment; Education, Energy, and the Environment | Monitor; LC decision pending. Testimony if City interest emerges. |
| SB0342<br>(HB0331) | Maryland Beverage Container Recycling Refund and Litter Reduction Program                                    | Senator Brooks      |         |                  |                | In the Senate - Hearing 2/10 at 1:00 p.m.; Education, Energy, and the Environment<br>2/10/2026 - 1:00 PM        | Monitor; LC decision pending. Testimony if City interest emerges. |
| SB0343<br>(HB0029) | County Boards of Education - Post College and Career Readiness Pathways - Payment of Costs                   | Senator King        |         |                  |                | In the Senate - First Reading<br>Education, Energy, and the Environment; Education, Energy, and the Environment | Monitor; LC decision pending. Testimony if City interest emerges. |
| SB0344<br>(HB0112) | Property Tax - Agricultural Use Assessment - Community Solar Energy Generating Systems                       | Senator King        |         |                  |                | In the Senate - First Reading<br>Budget and Taxation; Budget and Taxation                                       | Monitor; LC decision pending. Testimony if City interest emerges. |

| Bill #             | Title  | Sponsor(s)             | Summary | Greenbelt Impact | Key Provisions | Status  | Recommendation  |
|--------------------|--|------------------------|---------|------------------|----------------|---|---|
| SB0346<br>(HB0332) | Civil Actions - Violation of Constitutional Rights (No Kings Act)  | Senator Waldstreicher  |         |                  |                | In the Senate - First Reading<br>Judicial Proceedings; Judicial Proceedings   | Monitor; LC decision pending. Testimony if City interest emerges. |
| SB0347<br>(HB0412) | Child Support - Suspension of Driver's Licenses  | Senator Muse           |         |                  |                | In the Senate - First Reading<br>Judicial Proceedings; Judicial Proceedings   | Monitor; LC decision pending. Testimony if City interest emerges. |
| SB0349             | Vehicle Laws - Eluding Police - Penalties  | Senator Washington, A. |         |                  |                | In the Senate - First Reading<br>Judicial Proceedings; Judicial Proceedings   | Monitor; LC decision pending. Testimony if City interest emerges. |
| SB0350<br>(HB0026) | Public Schools - Open Enrollment - Policies and Funding  | Senator Washington, A. |         |                  |                | In the Senate - First Reading<br>Education, Energy, and the Environment and Budget and Taxation; Education, Energy, and the Environment Budget and Taxation | Monitor; LC decision pending. Testimony if City interest emerges. |
| SB0351             | Private Passenger Motor Vehicle Insurance - Use of Programs That Measure the Operation of an Insured Vehicle | Senator Washington, A. |         |                  |                | In the Senate - First Reading<br>Finance; Finance   | Monitor; LC decision pending. Testimony if City interest emerges. |
| SB0353             | Real Property - Residential Foreclosures - Commencement Restrictions   | Senator Charles        |         |                  |                | In the Senate - First Reading<br>Judicial Proceedings; Judicial Proceedings   | Monitor; LC decision pending. Testimony if City interest emerges. |
| SB0366<br>(HB0107) | Motor Vehicles - Intelligent Speed Assistance System Pilot Program - Establishment                           | Senator Waldstreicher  |         |                  |                | In the Senate - First Reading<br>Judicial Proceedings; Judicial Proceedings   | Monitor; LC decision pending. Testimony if City interest emerges. |

# 2030 Housing Production Targets for the State of Maryland

Maryland Department of Housing and  
Community Development

January 1, 2026



**HOUSING STARTS HERE**

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# Maryland Has a Housing Shortage

The State of Maryland faces a serious housing crisis. A lack of available housing for sale and for rent increases housing prices and has meaningful consequences for Maryland families. An estimated 1 in 3 Maryland households spend over 30% of their monthly income on housing costs.<sup>1</sup>

Quantifying housing production goals to address the housing crisis creates a measurable public objective, adding accountability for elected leaders and focusing policy and investment decisions towards improving housing availability for Maryland households. Under Governor Moore’s [Housing Starts Here Executive Order](#), the Department of Housing and Community Development (DHCD) will publish every five years housing production targets for the state, each county, and each municipality that exercises land use authority. Annually, DHCD will assess the progress of the state and each jurisdiction towards housing production targets.<sup>2</sup>

This report is the first publication of Maryland statewide housing production targets. It finds that the status quo in Maryland is untenable. **If the state maintains its current housing permitting rate of approximately 18,000 units per year,<sup>3</sup> housing cost burdens will increase, overcrowding and involuntary displacement will worsen, and more Maryland families will leave the state to find housing that meets their needs.** This report estimates the number of housing units needed to house every Maryland household in 2030, with enough flexibility in the market to allow for households to move. **It concludes that Maryland needs to double its rate of housing production over the next five years.**

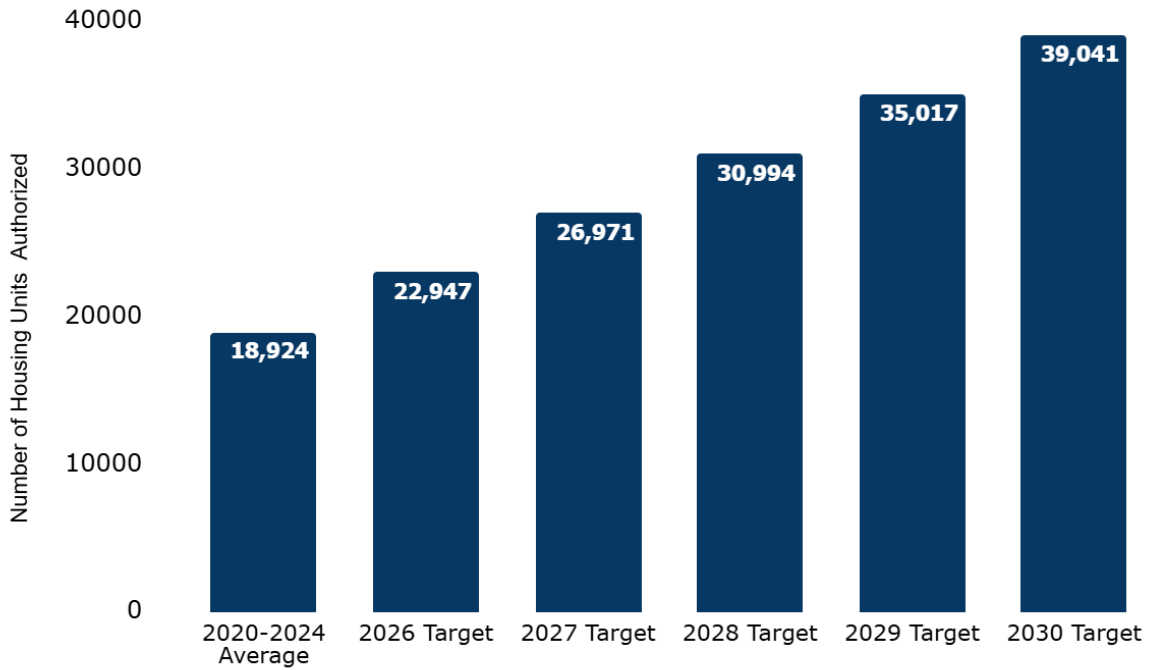
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<sup>1</sup> United States Census Bureau, 2024 American Community Survey 1-year estimates, [Table DP04](#)

<sup>2</sup> Executive Order 01.01.2025.19, “[Addressing Maryland’s Affordable Housing Crisis](#)” (Sept. 3, 2025)

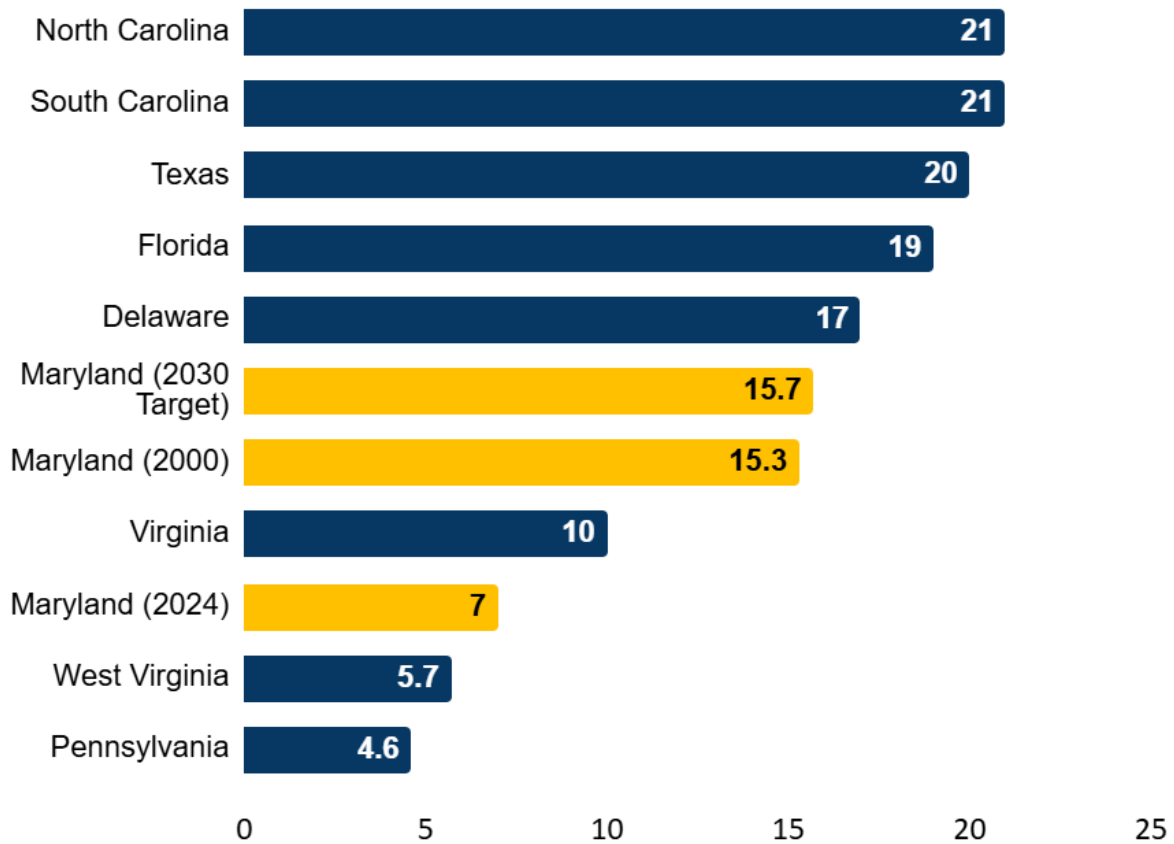
<sup>3</sup> U.S. Building Permit Survey, accessed via [the Maryland Department of Planning](#)

### Figure 1: Maryland Statewide Housing Targets



While doubling the current rate of housing production over five years represents a significant increase relative to today's output, it is not unprecedented. Permitting 39,000 housing units in 2030 would equate to approximately 15.7 new units per 1,000 households, which is similar to Maryland's historic permitting rate before the Great Recession. For example, Maryland permitted 15.3 units per 1,000 households in 2000. By comparison, other lower-cost housing states that are attracting Maryland residents are building at rates well above this level, as shown in Figure 2 below.

**Figure 2: Building Permits Per 1,000 Households<sup>4</sup>**



Increasing housing availability in Maryland will require meaningful policy intervention at both the state and local levels. The Moore-Miller Administration is committed to addressing the serious housing crisis that impacts every Marylander. In 2024, Governor Moore [passed a legislative package](#) to spur new housing construction, strengthen the state’s financing tools for community and housing investments, and enhance housing stability for renters. In fiscal years 2024 and 2025, the Department of Housing and Community Development financed the creation or preservation of 6,946 affordable housing units. And in 2025, Governor Moore’s [Housing Starts Here Executive Order](#) requires Maryland’s executive branch departments and agencies to take a number of actions to reduce costs and delays in the production of new housing units, and incentivizes local jurisdictions to take steps to encourage more housing

<sup>4</sup>Analysis on building permits issued per 1,000 households from other states is from the Maryland Comptroller’s 2025 [Housing & The Economy](#) report (p. 29) and represents 2024 data. The Maryland (2000) estimate is sourced from the U.S. Building Permit Survey, accessed via the [Maryland Department of Planning](#), and the 2000 Census estimate for Maryland households (Table DP-1). The Maryland (2030) estimate is the 2030 statewide housing target relative to the 2030 projected number of households.

construction. Many local jurisdictions in Maryland have also already taken meaningful steps to expand housing availability.

Despite this progress, the need for additional housing across Maryland remains significant. The statewide housing production targets set forth in this report are intended to serve as a common benchmark for measuring progress, support collaboration between the state and local governments, and inform local policy decisions. Sustained state and local leadership will be essential to meeting Maryland's housing needs.

## The Impact of Maryland's Housing Shortage

The current lack of available housing in Maryland has wide-ranging consequences that affect families, communities and the state's long-term economic health. The availability of housing meaningfully influences the affordability of housing. When housing construction slows, competition among households for the limited amount of new housing stock increases, driving up prices and putting pressure on the entire housing market, including increasing competition for lower-cost units. A robust body of research has shown that increasing housing availability, including the supply of unsubsidized, market-rate units, eases pressure on housing markets. A [2024 study by Pew Charitable Trusts](#) found that a 10% increase in housing supply in a given metro area was correlated with an average of \$470 less in yearly costs for renters compared to markets that did not increase supply. Increasing housing availability reduces competition for lower-cost units, in turn slowing rent growth in that market sector and reducing pressure on low-income households. The lack of available housing in Maryland, and resultant tight rental and for-sale markets, has meaningful consequences for housing prices, household formation, and domestic outmigration in the state:

***Insufficient housing availability disproportionately impacts low-income households and other vulnerable Marylanders.*** The median monthly costs for both homeowners and renters in Maryland exceed those in any neighboring state.<sup>5</sup> Over half (52%) of Maryland renter households spend more than 30% of their monthly income on housing costs.<sup>6</sup> Research by the National Center for Smart Growth<sup>7</sup> has found that Maryland has a severe shortage of rental homes affordable to low-income households, forcing many families to spend a large share of their incomes on rent. This leaves less money for necessities such as food and medical care and makes saving more difficult – leaving these families more vulnerable to eviction and homelessness. During the 2025 fiscal year, about 16,000 Maryland families were evicted for failure to pay rent, and tens of thousands more faced the threat of

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<sup>5</sup> National Center for Smart Growth, "[Maryland Housing Needs Assessment Update Summer 2025](#)" 21.

<sup>6</sup> United States Census Bureau, 2024 American Community Survey 1-year estimates, [Table DP04](#)

<sup>7</sup> [Maryland Housing Needs Assessment Update Summer 2025](#) 62-64.

eviction.<sup>8</sup> In that same time period, an estimated 22,000 Marylanders, including over 2,200 families with children, experienced homelessness.<sup>9</sup>

***Insufficient housing availability puts homeownership further out of reach.*** Between 2000 and 2022, the percentage of Maryland households able to afford to purchase the median home in the state – now priced at almost \$450,000 – dropped from 75% to less than 50%.<sup>10</sup> The lack of available, affordable homes exacerbates the racial wealth gap in Maryland by limiting access to homeownership, a key driver of generational wealth accumulation. 78% of White households in Maryland are homeowners, compared to 54% of Black and Hispanic households.<sup>11</sup> Maryland has the 5th-highest foreclosure rate in the nation, reflecting the impact high housing costs have on existing homeowners.<sup>12</sup>

***Insufficient housing availability limits employment opportunities for Marylanders.*** Employers have difficulty attracting workers to Maryland because of the high cost of housing, especially compared to other states such as Pennsylvania, the Carolinas, and Texas, and Maryland loses thousands of residents to these and other lower-cost states each year. This outmigration costs the state billions of dollars in economic activity and tax revenue yearly.<sup>13</sup>

## Estimating Maryland’s Housing Shortage

There is no single, universally accepted method for estimated housing need. Existing estimates for Maryland vary based on underlying assumptions, data sources, and policy objectives. This report builds on that body of work while adopting an approach tailored to the requirements of the Housing Starts Here Executive Order, including the need for consistent, jurisdiction-level targets that can be updated and tracked over time. A summary of alternative housing need estimates and methodologies is provided in the appendix. The following key priorities guided DHCD’s methodology for estimating Maryland’s housing shortage and establishing housing production targets:

- **Consistency:** Maryland is, by many measures - geographically, demographically, and economically - one of the nation’s most diverse states, and its housing needs reflect that diversity. Rural areas in Western Maryland or on the Eastern Shore do not have the same housing markets as densely populated areas such as Baltimore or Rockville.

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<sup>8</sup> Maryland District Court data, accessed via the [DHCD Maryland Evictions Dashboard](#), December 2025

<sup>9</sup> Maryland Department of Housing and Community Development, sourced from the Maryland Continuums of Care Homeless Management Information (HMIS) system.

<sup>10</sup> [Maryland Housing Needs Assessment Update Summer 2025](#) 50.

<sup>11</sup> 2024 American Community Survey 1-year estimates, [Table S2502](#)

<sup>12</sup> Maryland Dept. of Housing and Community Development, [“Property Foreclosure Events in Maryland - Second Quarter 2025”](#)

<sup>13</sup> Comptroller of Maryland, [“State of the Economy Series: Housing & The Economy”](#), October 2025

Seasonal housing plays a larger role in Worcester County than elsewhere, while Baltimore City faces a uniquely high vacancy rate. To account for these differences while maintaining comparability across jurisdictions, DHCD created a single, statewide methodology for estimating context-appropriate housing production targets. A consistent statewide formula provides the key benefit of being able to compare jurisdictions' housing production progress, regardless of local market conditions.

- *Availability, frequency and reliability of data:* The Executive Order requires annual progress tracking and five-year updates of housing targets. To meet the requirements of the Executive Order and ensure targets reflect current housing market conditions, DHCD prioritized data sources that are regularly updated and reliable at smaller geographic levels. This prioritization of data availability and frequent updates limits the extent of analysis that can be done with sub-populations in the state (such as low-income households) but ensures that targets are calculated consistently and applied uniformly.
- *Simplicity:* Many estimates on housing shortages account for different policy objectives, such as the amount of housing needed to induce economic or population growth. Rather than rely on assumptions about other factors, including the relationship between housing supply and future economic conditions, DHCD prioritized a simple and transparent framework focused on adequate housing availability for the projected number of Maryland households. While this approach creates conservative estimates for housing production needs, it allows for targets that are easily communicated, replicated, and evaluated.

DHCD held two public hearings on housing production targets on October 22 and November 19, 2025, during which officials from local jurisdictions and other housing stakeholders provided feedback on the proposed guiding principles and target-setting methodology. DHCD carefully considered the feedback received during the public comment periods, which informed how the methodology and targets are presented and implemented in this report.

In line with these guiding principles, DHCD established the following formula to estimate the number of new housing units needed in the state between 2025 and 2030 in order to house every Maryland household, with enough flexibility in the market for normal household mobility:

***Statewide housing production need =***

$$\frac{\text{Number of households in 2030}}{(1 - \text{Target Vacancy Rate})} - \text{Number of occupiable units in 2025} + \text{Units projected to be lost 2025-2030}$$

# Estimating Housing Demand

**Estimating the number of households in 2030** To establish the number of housing units that will be needed to house Maryland's population five years from the date of this publication, DHCD staff used the Maryland Department of Planning's 2030 household projections for the state as a whole as well as for each county. The Maryland Department of Planning's State Data and Analysis Center applies a detailed methodology using U.S. Census and other administrative data to determine projected household growth rates and populations for the state and each county at five-year intervals out to 2055.<sup>14</sup>

Standard federal household surveys primarily collect information from housing units, which excludes individuals living on the street, in cars or in other temporary and unstable locations. To correct for the systemic underrepresentation of unsheltered populations in federal surveys, DHCD added current unhoused population data to the statewide housing need estimate. DHCD's Division of Homeless Solutions collects data annually from local Continuums of Care. This data reflects the number of individuals and families that have sought assistance from a local Continuum of Care in the 2025 fiscal year. For counties where county-level data was unavailable, regional counts were apportioned based on each county's share of extremely low-income renters in the region.

**Estimating the target vacancy rate** Healthy housing markets require some vacant units to function effectively. If every housing unit in the state were occupied, households would be unable to move between units and new residents would have no available housing. In jurisdictions with adequate housing supply, the total number of housing units therefore exceeds the number of households. Most housing market research finds that healthy vacancy rates vary by occupancy type, with owner-occupied housing typically requiring lower vacancy rates and renter-occupied housing requiring higher vacancy rates to support turnover. Across all occupancy types, healthy vacancy rates are generally estimated in the range of 2% to 8%, with balanced markets clustering closer to the middle of that range. Other states that establish housing production targets have set overall vacancy targets between 4% (some California jurisdictions) and 6% (Washington). For the purposes of these calculations, DHCD assumes a 4% statewide housing vacancy rate to reflect balanced market conditions based on Maryland's current mix of owner-occupied and renter-occupied housing units. This estimate reflects a conservative assumption that supports household mobility without overstating housing demand. With a 4% target vacancy rate, the projected number of households in 2030 would occupy 96% of the total housing stock required to meet statewide need.

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<sup>14</sup> [Maryland Department of Planning Household Projections \(November 2025\)](#)

**Table 1: Estimated Number of Housing Units Needed in 2030**

| <b>Jurisdiction</b>      | <b>Projected 2030 Households</b> | <b>Estimated Unhoused Population</b> | <b>Housing Units Needed in 2030</b><br><i>(2030 Households + Unhoused Population)/0.96)</i> |
|--------------------------|----------------------------------|--------------------------------------|---|
| <b>State of Maryland</b> | <b>2,493,200</b>                 | <b>16,632</b>                        | <b>2,614,408</b>  |
| Allegany County          | 27,570                           | 14                                   | 28,733  |
| Anne Arundel County      | 243,290                          | 963                                  | 254,430   |
| Baltimore County         | 343,670                          | 2,213                                | 360,295   |
| Calvert County           | 33,790                           | 75                                   | 35,276  |
| Caroline County          | 13,050                           | 142                                  | 13,742  |
| Carroll County           | 66,750                           | 453                                  | 70,003  |
| Cecil County             | 43,720                           | 298                                  | 45,852  |
| Charles County           | 66,730                           | 175                                  | 69,693  |
| Dorchester County        | 14,340                           | 78                                   | 15,019  |
| Frederick County         | 123,770                          | 806                                  | 129,767   |
| Garrett County           | 11,950                           | 27                                   | 12,476  |
| Harford County           | 104,430                          | 459                                  | 109,259   |
| Howard County            | 133,690                          | 360                                  | 139,635   |
| Kent County              | 8,520                            | 16                                   | 8,892   |
| Montgomery County        | 422,850                          | 2,217                                | 442,778   |
| Prince George's County   | 357,730                          | 865                                  | 373,536   |
| Queen Anne's County      | 21,730                           | 38                                   | 22,675  |
| St. Mary's County        | 45,850                           | 125                                  | 47,891  |
| Somerset County          | 8,640                            | 34                                   | 9,035   |
| Talbot County            | 16,690                           | 60                                   | 17,448  |
| Washington County        | 62,500                           | 391                                  | 65,511  |
| Wicomico County          | 44,080                           | 532                                  | 46,471  |
| Worcester County         | 24,340                           | 290                                  | 25,656  |
| Baltimore City           | 253,520                          | 6,001                                | 270,334   |

# Estimating Housing Supply

***Estimating the number of occupiable housing units in 2025*** To estimate how much housing must be constructed to accommodate the projected number of households in 2030, DHCD's first step was to estimate the number of existing occupiable housing units in Maryland. Because there is a lag in data collection and reporting for surveys that measure housing stock, additional analysis is required to estimate the current-year housing inventory.

- *Estimating the total number of households in 2024* 2024 American Community Survey (ACS) 1-Year Estimates provide total housing unit count estimates for the state and for counties with a population over 65,000. For counties where data was unavailable, 2024 housing unit estimates were imputed by apportioning the estimated change in statewide housing stock between the 2023 5-Year ACS estimate and the 2024 1-Year ACS estimate by the county's share of average annual net new housing production.<sup>15</sup>
- *Estimating the number of housing units added to the housing stock in 2025* New housing units expected to become occupiable in 2025 were estimated using data from the U.S. Building Permit Survey, accounting for the lag between building permit issuance and unit completion. A share of single-family unit permits and multi-family unit permits issued between 2022 and 2025 were assumed to be completed for occupancy in 2025 based on construction completion timing assumptions informed by the U.S. Census Bureau's Survey of Construction. Because full-year 2025 permit data were not yet available, permit counts through July 2025 were scaled to an annual total using the average share of annual permits issued through July in prior years (2020–2024). An estimate for housing units lost due to attrition (discussed below) was netted against the estimate of new housing units completed.
- *Estimating the number of housing units unavailable for occupancy* Not all housing units in the total housing stock are available for household occupancy. Some housing units are vacant most of the year and reserved for seasonal or recreational use (an estimated 53% of all housing units in Worcester County and 22% of all housing units in Garrett County are seasonal). Additionally, some units are held off the market year-round for personal or family reasons, extended absences, needed repairs, legal proceedings, storage, or future demolition.<sup>16</sup> Units classified by the American Community Survey as "other vacant" are used to estimate housing stock held off the market, with counts adjusted downward by 10% to account for units likely to return to occupancy following repairs or resolution of temporary conditions. This report uses

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<sup>15</sup> A detailed methodology appendix is available as a supplement to this report on the Department of Housing and Community Development's website.

<sup>16</sup> U.S. Census Bureau, "[Other" Vacant Housing Units](#) (Kresin 2013)

2023 5-Year American Community Survey estimates to calculate both the seasonal vacation housing stock and housing stock held off the market in Maryland.<sup>17</sup>

**Estimating the number of housing units projected to be lost to attrition** Every year, several thousand housing units in Maryland are lost or rendered unusable due to fire, flooding, demolition, or deterioration. Ongoing losses from the existing housing stock must be accounted for when estimating the number of new units needed to meet future housing demand. This report incorporated housing attrition in three steps. First, attrition rates by age of housing stock were drawn from available federal surveys.<sup>18</sup> Second, these age-specific attrition rates were applied to each Maryland county using 2023 5-Year American Community Survey estimates of housing stock by year built. Third, to avoid overstating losses, estimated annual housing attrition in each county was capped at 80% of annual permitting activity, reflecting the lack of evidence of sustained overall declines in housing inventory across Maryland. This approach results in a statewide housing unit attrition rate of 8,168 units annually. This estimate is conservative compared to other recent analyses of housing unit attrition in Maryland,<sup>19</sup> and is not adjusted to reflect that the housing stock will get older between 2025-2030. For the purposes of this analysis, a conservative estimate is appropriate because not all housing units lost would have been otherwise occupiable by Maryland households. A more accurate historical analysis of housing unit losses specific to Maryland (instead of applying regional or national attrition estimates) would benefit future assessments of housing production needs in the state.<sup>20</sup>

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<sup>17</sup> 2023 5-year estimates are the most recent full dataset available for all Maryland jurisdictions. 1-Year estimates are not available for jurisdictions with the largest share of seasonal homes and DHCD chose not to impute values given the significant survey-to-survey variability for these estimates.

<sup>18</sup> Units built 1990 or earlier are assumed to be lost at a rate of 0.2%, units built between 1960 and 1989 are assumed to be lost at a rate of 0.3% and units built 1959 or earlier are assumed to be lost at a rate of 0.6%. These attrition rates are DHCD estimates derived from referencing the housing unit loss rate for the south region, which includes Maryland, in the 2024 [Census Methodology for State and County Total Housing Estimates](#) and the HUD 2015-2017 [Component of Inventory Change Report](#).

<sup>19</sup> A 2024 [Mercatus Center brief](#) estimated 9,000 housing units are lost annually in Maryland due to attrition, while the [2025 Maryland Housing Needs Assessment](#) estimated 0.5% of housing stock (an estimated 12,000 units) is annually lost to attrition.

<sup>20</sup> The recent publication of the Address Count Listing from the Census Bureau's Geography Division is a [promising future avenue](#) to estimate both demolitions and net new construction that may be considered for future publications.

**Table 2: Estimated 5-Year Housing Production Need (2025-2030)**

| County              | 2025 Estimated Number of Total Housing Units | Vacant Units for Seasonal or Recreational Use | "Other" Vacant Units | 2025 Estimated Number of Occupiable Housing Units<br>(Total Units - Seasonal Units - 90% * "Other" Vacant Units) | Estimated housing unit loss (2025-2030) | <b>Estimated 5-Year Housing Production Need (2025-2030)<br/>(2030 Housing Need - 2025 Occupiable Units + Projected housing loss)</b> |
|---------------------|--|---|----------------------|--|---|--|
| State of Maryland   | 2,599,628                                    | 53,824  | 82,100               | 2,471,914  | 40,840                                  | <b>184,784</b>   |
| Allegany County     | 32,588                                       | 1,081   | 3,054                | 28,758   | 125                                     | <b>99</b>  |
| Anne Arundel County | 238,979                                      | 2,539   | 3,459                | 233,327  | 3,720                                   | <b>24,824</b>  |
| Baltimore County    | 351,821                                      | 1,000   | 8,636                | 343,049  | 4,760                                   | <b>22,006</b>  |
| Calvert County      | 36,363                                       | 803   | 986                  | 34,672   | 510                                     | <b>1,111</b>   |
| Caroline County     | 13,651                                       | 118   | 756                  | 12,853   | 235                                     | <b>1,122</b>   |
| Carroll County      | 67,463                                       | 183   | 1,377                | 66,040   | 1,050                                   | <b>5,011</b>   |
| Cecil County        | 44,851                                       | 1,419   | 998                  | 42,533   | 690                                     | <b>4,011</b>   |
| Charles County      | 66,754                                       | 485   | 1,356                | 65,048   | 870                                     | <b>5,516</b>   |
| Dorchester County   | 16,505                                       | 1,057   | 1,318                | 14,262   | 280                                     | <b>1,037</b>   |
| Frederick County    | 114,613                                      | 462   | 2,552                | 111,854  | 1,610                                   | <b>19,525</b>  |

| County                 | 2025 Estimated Number of Total Housing Units | Vacant Units for Seasonal or Recreational Use | "Other" Vacant Units | 2025 Estimated Number of Occupiable Housing Units<br>(Total Units - Seasonal Units - 90% * "Other" Vacant Units) | Estimated housing unit loss (2025-2030) | <b>Estimated 5-Year Housing Production Need (2025-2030)<br/>(2030 Housing Need - 2025 Occupiable Units + Projected housing loss)</b> |
|------------------------|--|---|----------------------|--|---|--|
| Garrett County         | 18,960                                       | 3,993   | 978                  | 14,087   | 305                                     | -  |
| Harford County         | 108,611                                      | 251   | 2,408                | 106,193  | 1,540                                   | <b>4,608</b>   |
| Howard County          | 127,197                                      | 410   | 1,464                | 125,470  | 1,675                                   | <b>15,843</b>  |
| Kent County            | 10,434                                       | 996   | 515                  | 8,975  | 190                                     | <b>106</b>   |
| Montgomery County      | 410,715                                      | 2,116   | 6,244                | 402,980  | 6,680                                   | <b>46,477</b>  |
| Prince George's County | 373,631                                      | 618   | 6,971                | 366,739  | 6,020                                   | <b>12,815</b>  |
| Queen Anne's County    | 23,442                                       | 910   | 812                  | 21,802   | 315                                     | <b>1,190</b>   |
| St. Mary's County      | 47,084                                       | 1,108   | 1,713                | 44,434   | 640                                     | <b>4,097</b>   |
| Somerset County        | 10,979                                       | 871   | 1,483                | 8,774  | 175                                     | <b>438</b>   |
| Talbot County          | 20,078                                       | 1,784   | 1,057                | 17,343   | 340                                     | <b>447</b>   |
| Washington County      | 64,689                                       | 469   | 1,807                | 62,593   | 1,195                                   | <b>4,112</b>   |
| Wicomico County        | 44,645                                       | 736   | 1,875                | 42,222   | 720                                     | <b>4,968</b>   |

| County           | 2025 Estimated Number of Total Housing Units | Vacant Units for Seasonal or Recreational Use | "Other" Vacant Units | 2025 Estimated Number of Occupiable Housing Units<br><i>(Total Units - Seasonal Units - 90% * "Other" Vacant Units)</i> | Estimated housing unit loss<br>(2025-2030) | <b>Estimated 5-Year Housing Production Need (2025-2030)<br/><i>(2030 Housing Need - 2025 Occupiable Units + Projected housing loss)</i></b> |
|------------------|--|---|----------------------|---|--|---|
| Worcester County | 57,698                                       | 29,961  | 1,226                | 26,633  | 830  | -   |
| Baltimore City   | 297,877                                      | 454   | 29,055               | 271,273   | 6,360                                      | <b>5,421</b>  |

## Translating Housing Shortages to Housing Production Targets

Based on projected household growth and housing supply estimates, Maryland will need an additional 184,784 housing units by 2030. At current average permitting rates, the state is on track to produce only half of the housing units required (94,620 units), which would deepen Maryland's severe housing affordability crisis. **To produce enough units to house projected Maryland households in 2030, the state would need to complete 36,957 housing units annually over the next five years, effectively doubling the current permitting numbers.**

While this figure reflects the scale of the housing shortage, such a rapid increase in production is not a realistic or informative benchmark to measure progress against. Housing production will not increase instantly, and there is a significant lag between permitting approval and when houses become available for occupancy. Benchmarking jurisdictions against housing units completed in 2026 would reflect policies and permitting activity that occurred in prior years, rather than current efforts.

Indeed, a housing shortage caused by over fifteen years of sustained underproduction is unlikely to be resolved within the next five years, even with significant policy changes. Given these considerations, the estimated number of housing units needed in 2030 must be translated into annual housing production targets for jurisdictions. This translation should reflect both the urgent need to address the state's housing shortage and a realistic scaling of current production trends.

### Estimating Annual Housing Production Targets:

*Housing Target in Year X =*

$$\text{Current Avg. Production} + \frac{1}{5}(\text{Needed housing production} - \text{Current avg. production}) \times (\text{Year X} - 2025)$$

The "needed housing production rate" reflects how much housing the jurisdiction would need to complete annually to meet the 2030 estimated housing need. To set annual targets, current average permitting is annually increased by 1/5th of the difference between the needed housing production rate and the current permitting rate. This methodology ramps jurisdictions up to the needed housing production rate by 2030.

If the state meets these housing targets, 84% of the estimated 2030 housing unit need will be approved for construction by 2030, and the vast majority of those units will be occupiable in the following 6-36 months. This would reflect a meaningful statewide policy shift and a significant improvement in reducing the state's undersupply of housing. **While doubling the state's housing permitting rate in the next year is not feasible, doubling it through**

**sustained policy reform over the next five years is both achievable and imperative to address the devastating impact the current lack of housing availability has on Maryland households.** DHCD will recalculate housing production targets in 2030 and will reassess production trends relative to updated housing need estimates.

For jurisdictions that are currently permitting above the rate needed to meet their projected 2030 estimated housing needs, the additional annual units needed is assumed to be zero and annual housing production targets reflect current permitting trends. Nine jurisdictions have, on average over the last five years, permitted enough new housing to meet their projected five-year housing production need at current production rates: Allegany County, Garrett County, Harford County, Kent County, Prince George's County,<sup>21</sup> Queen Anne's County, Talbot County, Worcester County and Baltimore City. DHCD strongly cautions against interpreting these targets to imply that additional reforms to improve housing availability and affordability are not needed in these jurisdictions. As described below, the production targets are based on projected household growth under current market constraints. They do not fully account for the housing needs of low-income households or local market factors, such as seasonal demand or systemic vacancy, that may require additional or expanded policy interventions.

**2030 household projections reflect housing crisis** One meaningful limitation of using the Maryland Department of Planning projected 2030 household estimates is that these estimates are based on current birth, death and migration trends. Basing housing production targets on today's trends effectively embeds Maryland's current housing shortage into household estimates, as household formation and migration rates are both meaningfully influenced by housing prices. High housing costs can delay young adults from forming independent households, influence family planning, and shape domestic outmigration from the state. Similarly, improvements in housing availability can positively influence household formation and migration patterns. Especially in jurisdictions with significant systemic vacancy, reforms to improve housing availability and housing quality can help address population loss. It is important to note, therefore, that the statewide housing targets put forward in this report are designed to meet the needs of Maryland's current population patterns. They are not designed to induce the policy outcomes of economic growth or population growth. Jurisdictions with these planning objectives in mind should consider reforms to increase housing availability beyond the rates described here.

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<sup>21</sup> Prince George's County permitted on average 3,120 housing units per year from 2020-2024. In 2022 the county reported permitting 5,928 new units, a substantial increase over the other years, which ranged from 1,473 to 3,017 units. This outlier meaningfully increases the county's estimated average annual permitting production. Excluding 2022, Prince George's County estimated annual production rate is 2,418 units per year, which is below the needed housing production rate.

***Housing availability influences affordability, but additional tools are needed*** Increasing housing availability is necessary but not sufficient for improving housing affordability for low-income Marylanders. While expanding overall supply helps ease market pressures and reduce prices, it will not in isolation ensure that housing is affordable to households with the lowest incomes or those facing additional barriers to housing stability. Jurisdictions must also directly invest in housing options for low-income households and implement policies that reduce the cost of producing new homes.

Such policies may include allowing smaller, lower-cost housing types (such as smaller single-family homes, townhomes, and smaller multi-unit buildings) and reducing regulatory and development costs that raise construction prices. Easier and less expensive market-rate construction, in turn, meaningfully benefits the creation of low-income housing. Complementary renter protections are also critical, particularly in tight markets, as they help prevent displacement, reduce involuntary moves, and ensure that households can remain housed as new supply comes online. In addition, housing assistance programs and subsidies remain essential for households whose incomes are insufficient to support market rents, even in well-supplied markets.

The need for affordable housing dedicated to low-income households in Maryland is substantial. Currently, there are only 390 available and affordable rental homes for every 1,000 extremely low-income households in Maryland.<sup>22</sup> Addressing this gap will require a sustained increase in both capital and operating subsidies, including programs such as Permanent Supportive Housing and other rental assistance models that bridge the gap between market rents and what low-income households can afford.

***Seasonal housing demand dynamics are not reflected*** While vacation or seasonal homes are excluded from the estimate of the occupiable housing stock, housing demand estimates include only full-time Maryland households, and do not account for seasonal demand increases to house seasonal workers. This limitation is particularly meaningful in Maryland housing markets with strong seasonal demand, such as Worcester County and Garrett County. This dynamic contributes to the finding that these jurisdictions appear to have sufficient occupiable housing stock in 2025 to meet future projected household needs.

### ***Limitations of using the U.S. Building Permit Survey as a proxy for housing production***

While the U.S. Building Permit Survey reflects administrative data submitted to the U.S. Census Bureau by permitting jurisdictions, there are well documented deficiencies in

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<sup>22</sup> [Maryland Housing Needs Assessment Update Summer 2025](#) 62

reporting to the Census Bureau, including for Maryland jurisdictions.<sup>23</sup> Where data is unavailable, the Census Bureau imputes values from other sources, such as the Census Survey of Construction. While not all permitted units are ultimately built, construction is undertaken for the vast majority of permitted housing units.<sup>24</sup> It is important to note that the U.S. Building Permit Survey includes only issued building permits, which occur much later in the entitlement process, whereas local administrative data may also report projects earlier in the approval process that are more likely to be delayed or not completed.

In calculating the housing targets, DHCD staff did not adjust for underreporting to the Census Bureau (which would reduce the targets) or for an estimated permit completion rate (which would increase the targets). Permits were ultimately selected as a proxy for new housing production because (1) data are available consistently across Maryland jurisdictions; and (2) permitting data are timely and sensitive enough to reflect policy impacts in the same year. As the targets are set with Building Permit Survey data, DHCD intends to report on annual progress towards housing production targets with new permitting activity in the jurisdiction as reported in the Building Permit Survey.<sup>25</sup> DHCD strongly encourages jurisdictions to evaluate the accuracy of their reporting to the Building Permit Survey, but may also consider additional local and state administrative data when annually reporting progress towards targets.

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<sup>23</sup> Montgomery County recently updated its procedures for reporting to the Census Bureau after [documenting systemic underreporting](#), and Prince George's County was identified as a [likely underreporting](#) jurisdiction.

<sup>24</sup> The [National Association of Home Builders](#) reports that 90% of single-family homes start construction the month the permit is issued and 80% of multifamily buildings start construction two months after permit issuance. The U.S. Census Bureau also provides a [technical report](#) on new residential construction information permit completion rates.

<sup>25</sup> Because the housing need estimate already accounts for the need to replace lost housing units, the benchmarking will reflect all new permitting activity in the jurisdiction (and will not need to exclude permitting for replacement units).

**Table 3: Statewide Housing Production Targets**

| <b>Jurisdiction</b>      | <b>Estimated Average Annual Units Produced</b> | <b>Annual Housing Unit Production Needed</b> | <b>2026 Housing Production Target</b> | <b>2027 Housing Production Target</b> | <b>2028 Housing Production Target</b> | <b>2029 Housing Production Target</b> | <b>2030 Housing Production Target</b> | <b>Cumulative Housing Production Target (2026-2030)</b> |
|--------------------------|--|--|---------------------------------------|---------------------------------------|---------------------------------------|---------------------------------------|---------------------------------------|---|
| <b>State of Maryland</b> | <b>18,924</b>                                  | <b>36,957</b>                                | <b>22,947</b>                         | <b>26,971</b>                         | <b>30,994</b>                         | <b>35,017</b>                         | <b>39,041</b>                         | <b>154,970</b>  |
| Allegany                 | 31   | 20   | 31                                    | 31                                    | 31                                    | 31                                    | 31                                    | <b>155</b>  |
| Anne Arundel             | 1,584  | 4,965  | 2,260                                 | 2,936                                 | 3,612                                 | 4,289                                 | 4,965                                 | <b>18,062</b>   |
| Baltimore County         | 1,190  | 4,401  | 1,832                                 | 2,474                                 | 3,117                                 | 3,759                                 | 4,401                                 | <b>15,584</b>   |
| Calvert                  | 180  | 222  | 188                                   | 197                                   | 205                                   | 214                                   | 222                                   | <b>1,027</b>  |
| Caroline                 | 73   | 224  | 103                                   | 134                                   | 164                                   | 194                                   | 224                                   | <b>819</b>  |
| Carroll                  | 337  | 1,002  | 470                                   | 603                                   | 736                                   | 869                                   | 1,002                                 | <b>3,681</b>  |
| Cecil                    | 326  | 802  | 421                                   | 516                                   | 612                                   | 707                                   | 802                                   | <b>3,058</b>  |
| Charles                  | 1,065  | 1,103  | 1,073                                 | 1,080                                 | 1,088                                 | 1,096                                 | 1,103                                 | <b>5,440</b>  |
| Dorchester               | 70   | 207  | 97                                    | 125                                   | 152                                   | 180                                   | 207                                   | <b>762</b>  |
| Frederick                | 2,231  | 3,905  | 2,566                                 | 2,901                                 | 3,235                                 | 3,570                                 | 3,905                                 | <b>16,177</b>   |
| Garrett                  | 146  | -  | 146                                   | 146                                   | 146                                   | 146                                   | 146                                   | <b>730</b>  |
| Harford                  | 1,144  | 922  | 1,144                                 | 1,144                                 | 1,144                                 | 1,144                                 | 1,144                                 | <b>5,720</b>  |
| Howard                   | 1,009  | 3,169  | 1,441                                 | 1,873                                 | 2,305                                 | 2,737                                 | 3,169                                 | <b>11,524</b>   |

| <b>Jurisdiction</b> | <b>Estimated Average Annual Units Produced</b> | <b>Annual Housing Unit Production Needed</b> | <b>2026 Housing Production Target</b> | <b>2027 Housing Production Target</b> | <b>2028 Housing Production Target</b> | <b>2029 Housing Production Target</b> | <b>2030 Housing Production Target</b> | <b>Cumulative Housing Production Target (2026-2030)</b> |
|---------------------|--|--|---------------------------------------|---------------------------------------|---------------------------------------|---------------------------------------|---------------------------------------|---|
| Kent                | 59   | 21   | 59                                    | 59                                    | 59                                    | 59                                    | 59                                    | <b>295</b>  |
| Montgomery          | 2,819  | 9,295  | 4,114                                 | 5,410                                 | 6,705                                 | 8,000                                 | 9,295                                 | <b>33,524</b>   |
| Prince George's     | 3,120  | 2,563  | 3,120                                 | 3,120                                 | 3,120                                 | 3,120                                 | 3,120                                 | <b>15,600</b>   |
| Queen Anne's        | 413  | 238  | 413                                   | 413                                   | 413                                   | 413                                   | 413                                   | <b>2,065</b>  |
| St. Mary's          | 361  | 819  | 453                                   | 544                                   | 636                                   | 728                                   | 819                                   | <b>3,180</b>  |
| Somerset            | 44   | 88   | 53                                    | 61                                    | 70                                    | 79                                    | 88                                    | <b>351</b>  |
| Talbot              | 139  | 89   | 139                                   | 139                                   | 139                                   | 139                                   | 139                                   | <b>695</b>  |
| Washington          | 332  | 822  | 430                                   | 528                                   | 626                                   | 724                                   | 822                                   | <b>3,131</b>  |
| Wicomico            | 282  | 994  | 424                                   | 567                                   | 709                                   | 851                                   | 994                                   | <b>3,545</b>  |
| Worcester           | 379  | -  | 379                                   | 379                                   | 379                                   | 379                                   | 379                                   | <b>1,895</b>  |
| Baltimore City      | 1,590  | 1,084  | 1,590                                 | 1,590                                 | 1,590                                 | 1,590                                 | 1,590                                 | <b>7,950</b>  |

## Estimating Municipal Housing Production Targets

Municipalities in Maryland exercise land use authority over an estimated 13% of the state's existing housing stock. Although municipalities exercise land use authority over a limited share of the state's existing housing stock, they are often the focal point for future growth and development, making municipal land use decisions critical to expanding housing availability.

There are meaningful limitations to calculating housing targets at the municipal level. The Maryland Department of Planning does not publish household projections for municipalities, in part because municipal boundaries can meaningfully change through annexation. Additionally, data availability is much more limited at the municipal level. Some municipalities that have land use authority in Maryland do not also issue building permits; these permits are tracked and reported at the county level. Finally, 1-Year American Community Survey Estimates are not available for the vast majority of Maryland municipalities.

To apply a consistent methodology across municipalities, municipal housing production targets are calculated proportionally to the municipality's share of the existing county housing units (as estimated in the 2023 5-year American Community Survey). A meaningful limitation of this methodology is that it assumes future housing unit growth will (and should) reflect existing housing stock patterns. Despite these limitations, this approach provides a transparent, data-driven, and consistently applied baseline for municipal housing production targets, allowing for comparability across jurisdictions. Future analyses of housing production needs in Maryland municipalities may consider the share of the housing stock within planned growth areas and relative housing permitting rates, to the extent that data is available.

There are 41 municipalities in Maryland with land use authority that have fewer than 500 existing housing units. Together, these municipalities encompass an estimated 0.4% of the state's housing stock, and include Accident, Barclay, Barnesville, Betterton, Brookeville, Burkittsville, Cecilton, Chesapeake City, Church Creek, Church Hill, Clear Spring, East New Market, Friendsville, Funkstown, Galena, Goldsboro, Grantsville, Henderson, Hillsboro, Keedysville, Laytonsville, Loch Lynn Heights, Lonaconing, Marydel, Mardela Springs, Millington, New Market, Port Deposit, Preston, Queen Anne, Queenstown, Secretary, Sharpsburg, Sharptown, Sudlersville, Templeville, Trappe, Union Bridge, Vienna, Washington Grove, and Woodsboro. For municipalities with fewer than 500 units, the 2030 housing production target is to maintain the existing occupiable housing stock.

**Table 4: Municipal Housing Targets<sup>26</sup>**

| <b>Municipality</b>               | <b>2023 ACS<br/>5-year<br/>Housing<br/>Unit<br/>Estimate</b> | <b>Share of<br/>estimated<br/>county total<br/>housing stock</b> | <b>2026<br/>Housing<br/>Production<br/>Target</b> | <b>2027<br/>Housing<br/>Production<br/>Target</b> | <b>2028<br/>Housing<br/>Production<br/>Target</b> | <b>2029<br/>Housing<br/>Production<br/>Target</b> | <b>2030<br/>Housing<br/>Production<br/>Target</b> | <b>Cumulative<br/>Housing<br/>Production<br/>Target (2026-<br/>2030)</b> |
|-----------------------------------|--|--|---|---|---|---|---|--|
| <b><i>Allegany County</i></b>     |  |  |   |   |   |   |   |  |
| Cumberland                        | 10,355   | 32%  | 10  | 10  | 10  | 10  | 10  | 50   |
| Frostburg                         | 3,075  | 9%   | 3   | 3   | 3   | 3   | 3   | 15   |
| Westernport                       | 997  | 3%   | 1   | 1   | 1   | 1   | 1   | 5  |
| <i>Balance</i>                    | <i>18,383</i>  | <i>56%</i>   | <i>17</i>   | <i>17</i>   | <i>17</i>   | <i>17</i>   | <i>17</i>   | <i>85</i>  |
| <b><i>Anne Arundel County</i></b> |  |  |   |   |   |   |   |  |
| Annapolis                         | 19,186   | 8%   | 185   | 240   | 295   | 350   | 406   | 1,476  |
| <i>Balance</i>                    | <i>215,657</i>   | <i>92%</i>   | <i>2,076</i>                                      | <i>2,696</i>                                      | <i>3,317</i>                                      | <i>3,938</i>                                      | <i>4,559</i>                                      | <i>16,586</i>  |
| <b><i>Calvert County</i></b>      |  |  |   |   |   |   |   |  |
| Chesapeake Beach                  | 2,829  | 8%   | 15  | 15  | 16  | 17  | 17  | 80   |

<sup>26</sup> Note that, due to rounding, totals in this table may not add up to county totals.

| <b>Municipality</b>     | <b>2023 ACS<br/>5-year<br/>Housing<br/>Unit<br/>Estimate</b> | <b>Share of<br/>estimated<br/>county total<br/>housing stock</b> | <b>2026<br/>Housing<br/>Production<br/>Target</b> | <b>2027<br/>Housing<br/>Production<br/>Target</b> | <b>2028<br/>Housing<br/>Production<br/>Target</b> | <b>2029<br/>Housing<br/>Production<br/>Target</b> | <b>2030<br/>Housing<br/>Production<br/>Target</b> | <b>Cumulative<br/>Housing<br/>Production<br/>Target (2026-<br/>2030)</b> |
|-------------------------|--|--|---|---|---|---|---|--|
| North Beach             | 1,106  | 3%   | 6   | 6   | 6   | 7   | 7   | 32   |
| <i>Balance</i>          | <i>32,025</i>  | <i>89%</i>   | <i>168</i>  | <i>175</i>  | <i>183</i>  | <i>190</i>  | <i>198</i>  | <i>914</i>   |
| <b>Caroline County</b>  |  |  |   |   |   |   |   |  |
| Denton                  | 1,751  | 13%  | 13  | 17  | 21  | 25  | 29  | 105  |
| Federalsburg            | 1,185  | 9%   | 9   | 12  | 14  | 17  | 20  | 72   |
| Greensboro              | 971  | 7%   | 7   | 10  | 12  | 14  | 16  | 59   |
| Ridgely                 | 671  | 5%   | 5   | 7   | 8   | 10  | 11  | 41   |
| <i>Balance</i>          | <i>8,938</i>   | <i>66%</i>   | <i>68</i>   | <i>88</i>   | <i>108</i>  | <i>128</i>  | <i>148</i>  | <i>540</i>   |
| <b>Carroll County</b>   |  |  |   |   |   |   |   |  |
| Hampstead               | 2,881  | 4%   | 20  | 26  | 32  | 38  | 44  | 160  |
| Manchester              | 2,052  | 3%   | 15  | 19  | 23  | 27  | 31  | 115  |
| Mount Airy<br>(Carroll) | 2,152  | 3%   | 15  | 20  | 24  | 28  | 33  | 120  |
| New Windsor             | 552  | 1%   | 4   | 5   | 6   | 7   | 8   | 30   |
| Sykesville              | 1,601  | 2%   | 11  | 15  | 18  | 21  | 24  | 89   |

| <b>Municipality</b>          | <b>2023 ACS<br/>5-year<br/>Housing<br/>Unit<br/>Estimate</b> | <b>Share of<br/>estimated<br/>county total<br/>housing stock</b> | <b>2026<br/>Housing<br/>Production<br/>Target</b> | <b>2027<br/>Housing<br/>Production<br/>Target</b> | <b>2028<br/>Housing<br/>Production<br/>Target</b> | <b>2029<br/>Housing<br/>Production<br/>Target</b> | <b>2030<br/>Housing<br/>Production<br/>Target</b> | <b>Cumulative<br/>Housing<br/>Production<br/>Target (2026-<br/>2030)</b> |
|------------------------------|--|--|---|---|---|---|---|--|
| Taneytown                    | 2,960  | 4%   | 21  | 27  | 33  | 39  | 45  | 165  |
| Westminster                  | 8,345  | 13%  | 59  | 76  | 93  | 110   | 126   | 464  |
| <i>Balance</i>               | <i>45,624</i>  | <i>69%</i>   | <i>324</i>  | <i>416</i>  | <i>508</i>  | <i>599</i>  | <i>691</i>  | <i>2,538</i>   |
| <b><i>Cecil County</i></b>   |  |  |   |   |   |   |   |  |
| Charlestown                  | 794  | 2%   | 8   | 9   | 11  | 13  | 14  | 55   |
| Elkton                       | 6,234  | 14%  | 59  | 73  | 86  | 100   | 113   | 431  |
| North East                   | 1,990  | 5%   | 19  | 23  | 28  | 32  | 36  | 138  |
| Perryville                   | 1,821  | 4%   | 17  | 21  | 25  | 29  | 33  | 125  |
| Rising Sun                   | 1,094  | 2%   | 10  | 13  | 15  | 18  | 20  | 76   |
| <i>Balance</i>               | <i>32,226</i>  | <i>73%</i>   | <i>307</i>  | <i>377</i>  | <i>446</i>  | <i>516</i>  | <i>585</i>  | <i>2,231</i>   |
| <b><i>Charles County</i></b> |  |  |   |   |   |   |   |  |
| Indian Head                  | 1,625  | 3%   | 28  | 28  | 28  | 28  | 28  | 140  |
| La Plata                     | 3,961  | 6%   | 67  | 68  | 68  | 69  | 69  | 341  |
| <i>Balance</i>               | <i>57,467</i>  | <i>91%</i>   | <i>978</i>  | <i>985</i>  | <i>992</i>  | <i>999</i>  | <i>1,006</i>                                      | <i>4,960</i>   |

| <b>Municipality</b>             | <b>2023 ACS<br/>5-year<br/>Housing<br/>Unit<br/>Estimate</b> | <b>Share of<br/>estimated<br/>county total<br/>housing stock</b> | <b>2026<br/>Housing<br/>Production<br/>Target</b> | <b>2027<br/>Housing<br/>Production<br/>Target</b> | <b>2028<br/>Housing<br/>Production<br/>Target</b> | <b>2029<br/>Housing<br/>Production<br/>Target</b> | <b>2030<br/>Housing<br/>Production<br/>Target</b> | <b>Cumulative<br/>Housing<br/>Production<br/>Target (2026-<br/>2030)</b> |
|---------------------------------|--|--|---|---|---|---|---|--|
| <b><i>Dorchester County</i></b> |  |  |   |   |   |   |   |  |
| Cambridge                       | 6,579  | 40%  | 39  | 50  | 61  | 72  | 83  | 305  |
| Hurlock                         | 919  | 6%   | 5   | 7   | 9   | 10  | 12  | 43   |
| <i>Balance</i>                  | <i>8,918</i>   | <i>54%</i>   | <i>53</i>   | <i>68</i>   | <i>83</i>   | <i>98</i>   | <i>113</i>  | <i>415</i>   |
| <b><i>Frederick County</i></b>  |  |  |   |   |   |   |   |  |
| Brunswick                       | 3,235  | 3%   | 78  | 88  | 98  | 108   | 119   | 491  |
| Emmitsburg                      | 1,119  | 1%   | 27  | 30  | 34  | 38  | 41  | 170  |
| Frederick                       | 34,181   | 32%  | 824   | 931   | 1,039   | 1,146   | 1,254   | 5,194  |
| Middletown                      | 1,827  | 2%   | 44  | 50  | 56  | 61  | 67  | 278  |
| Mount Airy<br>(Frederick)       | 1,179  | 1%   | 28  | 32  | 36  | 40  | 43  | 179  |
| Myersville                      | 665  | 1%   | 16  | 18  | 20  | 22  | 24  | 100  |
| Thurmont                        | 2,707  | 3%   | 65  | 74  | 82  | 91  | 99  | 411  |
| Walkersville                    | 2,451  | 2%   | 59  | 67  | 74  | 82  | 90  | 372  |
| <i>Balance</i>                  | <i>59,116</i>  | <i>56%</i>   | <i>1,424</i>                                      | <i>1,610</i>                                      | <i>1,796</i>                                      | <i>1,982</i>                                      | <i>2,168</i>                                      | <i>8,980</i>   |

| Municipality          | 2023 ACS<br>5-year<br>Housing<br>Unit<br>Estimate | Share of<br>estimated<br>county total<br>housing stock | 2026<br>Housing<br>Production<br>Target | 2027<br>Housing<br>Production<br>Target | 2028<br>Housing<br>Production<br>Target | 2029<br>Housing<br>Production<br>Target | 2030<br>Housing<br>Production<br>Target | Cumulative<br>Housing<br>Production<br>Target (2026-<br>2030) |
|-----------------------|---|--|---|---|---|---|---|---|
| <b>Garrett County</b> |   |  |   |   |   |   |   |   |
| Mountain<br>Lake Park | 1,121   | 6%   | 9                                       | 9                                       | 9                                       | 9                                       | 9                                       | 45  |
| Oakland               | 1,238   | 7%   | 10                                      | 10                                      | 10                                      | 10                                      | 10                                      | 50  |
| <i>Balance</i>        | <i>16,208</i>                                     | <i>87%</i>   | <i>127</i>                              | <i>127</i>                              | <i>127</i>                              | <i>127</i>                              | <i>127</i>                              | <i>635</i>  |
| <b>Harford County</b> |   |  |   |   |   |   |   |   |
| Aberdeen              | 7,216   | 7%   | 79                                      | 79                                      | 79                                      | 79                                      | 79                                      | 395   |
| Bel Air               | 4,994   | 5%   | 55                                      | 55                                      | 55                                      | 55                                      | 55                                      | 2754  |
| Havre de<br>Grace     | 6,629   | 6%   | 73                                      | 73                                      | 73                                      | 73                                      | 73                                      | 365   |
| <i>Balance</i>        | <i>85,570</i>                                     | <i>82%</i>   | <i>938</i>                              | <i>938</i>                              | <i>938</i>                              | <i>938</i>                              | <i>938</i>                              | <i>4,690</i>  |
| <b>Kent County</b>    |   |  |   |   |   |   |   |   |
| Chestertown           | 2,383   | 23%  | 14                                      | 14                                      | 14                                      | 14                                      | 14                                      | 70  |
| Rock Hall             | 959   | 9%   | 5                                       | 5                                       | 5                                       | 5                                       | 5                                       | 25  |
| <i>Balance</i>        | <i>6,984</i>                                      | <i>68%</i>   | <i>40</i>                               | <i>40</i>                               | <i>40</i>                               | <i>40</i>                               | <i>40</i>                               | <i>200</i>  |

| Municipality                  | 2023 ACS<br>5-year<br>Housing<br>Unit<br>Estimate | Share of<br>estimated<br>county total<br>housing stock | 2026<br>Housing<br>Production<br>Target | 2027<br>Housing<br>Production<br>Target | 2028<br>Housing<br>Production<br>Target | 2029<br>Housing<br>Production<br>Target | 2030<br>Housing<br>Production<br>Target | Cumulative<br>Housing<br>Production<br>Target (2026-<br>2030) |
|-------------------------------|---|--|---|---|---|---|---|---|
| <b>Montgomery County</b>      |   |  |   |   |   |   |   |   |
| Gaithersburg                  | 27,386  | 7%   | 278                                     | 366                                     | 453                                     | 541                                     | 628                                     | 2,266   |
| Poolesville                   | 2,030   | 1%   | 21                                      | 27                                      | 34                                      | 40                                      | 47                                      | 169   |
| Rockville                     | 28,169  | 7%   | 286                                     | 376                                     | 466                                     | 556                                     | 646                                     | 2,330   |
| <i>Balance</i>                | <i>347,542</i>                                    | <i>86%</i>   | <i>3,529</i>                            | <i>4,641</i>                            | <i>5,752</i>                            | <i>6,863</i>                            | <i>7,974</i>                            | <i>28,759</i>   |
| <b>Prince George's County</b> |   |  |   |   |   |   |   |   |
| Laurel                        | 12,596  | 3%   | 108                                     | 108                                     | 108                                     | 108                                     | 108                                     | 540   |
| <i>Balance</i>                | <i>349,844</i>                                    | <i>97%</i>   | <i>3,012</i>                            | <i>3,012</i>                            | <i>3,012</i>                            | <i>3,012</i>                            | <i>3,012</i>                            | <i>15,060</i>   |
| <b>Queen Anne's County</b>    |   |  |   |   |   |   |   |   |
| Centreville                   | 1,986   | 9%   | 38                                      | 38                                      | 38                                      | 38                                      | 38                                      | 190   |
| <i>Balance</i>                | <i>19,717</i>                                     | <i>91%</i>   | <i>375</i>                              | <i>375</i>                              | <i>375</i>                              | <i>375</i>                              | <i>375</i>                              | <i>1,875</i>  |
| <b>Somerset County</b>        |   |  |   |   |   |   |   |   |
| Crisfield                     | 1,450   | 13%  | 7                                       | 8                                       | 9                                       | 10                                      | 12                                      | 46  |
| Princess Anne                 | 1,797   | 16%  | 9                                       | 10                                      | 12                                      | 13                                      | 14                                      | 58  |

| <b>Municipality</b>      | <b>2023 ACS<br/>5-year<br/>Housing<br/>Unit<br/>Estimate</b> | <b>Share of<br/>estimated<br/>county total<br/>housing stock</b> | <b>2026<br/>Housing<br/>Production<br/>Target</b> | <b>2027<br/>Housing<br/>Production<br/>Target</b> | <b>2028<br/>Housing<br/>Production<br/>Target</b> | <b>2029<br/>Housing<br/>Production<br/>Target</b> | <b>2030<br/>Housing<br/>Production<br/>Target</b> | <b>Cumulative<br/>Housing<br/>Production<br/>Target (2026-<br/>2030)</b> |
|--------------------------|--|--|---|---|---|---|---|--|
| <i>Balance</i>           | 7,669  | 70%  | 37  | 43  | 49  | 55  | 62  | 246  |
| <b>St. Mary's County</b> |  |  |   |   |   |   |   |  |
| Leonardtown              | 1,791  | 4%   | 18  | 21  | 25  | 28  | 32  | 124  |
| <i>Balance</i>           | 44,287   | 96%  | 435   | 523   | 611   | 699   | 788   | 3,056  |
| <b>Talbot County</b>     |  |  |   |   |   |   |   |  |
| Easton                   | 7,905  | 40%  | 56  | 56  | 56  | 56  | 56  | 280  |
| Oxford                   | 556  | 3%   | 4   | 4   | 4   | 4   | 4   | 20   |
| St. Michaels             | 851  | 4%   | 6   | 6   | 6   | 6   | 6   | 30   |
| <i>Balance</i>           | 10,359   | 53%  | 73  | 73  | 73  | 73  | 73  | 365  |
| <b>Washington County</b> |  |  |   |   |   |   |   |  |
| Boonesboro               | 1,530  | 2%   | 10  | 13  | 15  | 17  | 20  | 75   |
| Hagerstown               | 19,996   | 31%  | 134   | 165   | 196   | 226   | 257   | 978  |
| Hancock                  | 916  | 1%   | 6   | 8   | 9   | 10  | 12  | 45   |
| Smithsburg               | 1,152  | 2%   | 8   | 10  | 11  | 13  | 15  | 57   |

| <b>Municipality</b>     | <b>2023 ACS<br/>5-year<br/>Housing<br/>Unit<br/>Estimate</b> | <b>Share of<br/>estimated<br/>county total<br/>housing stock</b> | <b>2026<br/>Housing<br/>Production<br/>Target</b> | <b>2027<br/>Housing<br/>Production<br/>Target</b> | <b>2028<br/>Housing<br/>Production<br/>Target</b> | <b>2029<br/>Housing<br/>Production<br/>Target</b> | <b>2030<br/>Housing<br/>Production<br/>Target</b> | <b>Cumulative<br/>Housing<br/>Production<br/>Target (2026-<br/>2030)</b> |
|-------------------------|--|--|---|---|---|---|---|--|
| Williamsport            | 1,128  | 2%   | 8   | 9   | 11  | 13  | 15  | 56   |
| <i>Balance</i>          | <i>39,243</i>  | <i>61%</i>   | <i>264</i>  | <i>324</i>  | <i>384</i>  | <i>444</i>  | <i>505</i>  | <i>1,921</i>   |
| <b>Wicomico County</b>  |  |  |   |   |   |   |   |  |
| Delmar                  | 1,994  | 5%   | 19  | 26  | 32  | 39  | 45  | 161  |
| Fruitland               | 2,178  | 5%   | 21  | 28  | 35  | 42  | 49  | 175  |
| Hebron                  | 513  | 1%   | 5   | 7   | 8   | 10  | 12  | 42   |
| Pittsville              | 997  | 2%   | 10  | 13  | 16  | 19  | 23  | 81   |
| Salisbury               | 14,601   | 33%  | 141   | 188   | 236   | 283   | 330   | 1,178  |
| Willards                | 503  | 1%   | 5   | 6   | 8   | 10  | 11  | 40   |
| <i>Balance</i>          | <i>23,139</i>  | <i>53%</i>   | <i>224</i>  | <i>298</i>  | <i>373</i>  | <i>448</i>  | <i>523</i>  | <i>1,866</i>   |
| <b>Worcester County</b> |  |  |   |   |   |   |   |  |
| Berlin                  | 2,007  | 4%   | 13  | 13  | 13  | 13  | 13  | 65   |
| Ocean City              | 29,834   | 53%  | 200   | 200   | 200   | 200   | 200   | 1,000  |
| Pocomoke<br>City        | 2,041  | 4%   | 14  | 14  | 14  | 14  | 14  | 70   |

| <b>Municipality</b> | <b>2023 ACS<br/>5-year<br/>Housing<br/>Unit<br/>Estimate</b> | <b>Share of<br/>estimated<br/>county total<br/>housing stock</b> | <b>2026<br/>Housing<br/>Production<br/>Target</b> | <b>2027<br/>Housing<br/>Production<br/>Target</b> | <b>2028<br/>Housing<br/>Production<br/>Target</b> | <b>2029<br/>Housing<br/>Production<br/>Target</b> | <b>2030<br/>Housing<br/>Production<br/>Target</b> | <b>Cumulative<br/>Housing<br/>Production<br/>Target (2026-<br/>2030)</b> |
|---------------------|--|--|---|---|---|---|---|--|
| Snow Hill           | 1,031  | 2%   | 7   | 7   | 7   | 7   | 7   | 35   |
| <i>Balance</i>      | <i>21,672</i>  | <i>38%</i>   | <i>145</i>  | <i>145</i>  | <i>145</i>  | <i>145</i>  | <i>145</i>  | <i>725</i>   |

## Appendix: Understanding Housing Shortage Estimate Differences

Estimates of housing shortages compare available housing supply to housing demand, and results vary based on the data sources, key assumptions, target policy objectives, and focus populations. No single methodology for estimating housing need is inherently “correct.” Reasonable differences in assumptions (such as target vacancy rates, how to define available units, or focus on specific income groups) can produce different numerical estimates. However, across methods and policy lenses, the findings are consistent: Maryland does not have enough housing to meet current or future needs. This shortfall contributes to high housing cost burdens, overcrowding, suppressed household formation, and domestic outmigration. Whether the analysis emphasizes long-term population trends, affordability for low-income households, or economic competitiveness, each estimate points to sustained underproduction of housing and the need for a significant increase in housing construction statewide.

| Estimate  | How is this estimate different?  |
|---|--|
| 96,000 unit current shortage<br><a href="#">(Up for Growth, 2023)</a>   | This estimate relies on 2021 1-year American Community Survey data. This estimate includes an adjustment for “missing households” (an estimate of the number of households that have not been formed due to high housing costs) and assumes a 5% target vacancy rate.  |
| 590,196 units needed by 2045<br><a href="#">(National Center for Smart Growth, 2025)</a>                                  | The estimate assumes a higher rate of demolition (0.5% of the housing stock annually) and assumes that overall vacancy rates in 2045 will be the same as vacancy rates observed in the 2020 Census. The Maryland Department of Planning has updated forecasted household projections since this report was published based on newly available data.  |
| 128,675 units needed for extremely low-income households<br><a href="#">(National Low-Income Housing Coalition, 2025)</a> | This estimate looks at the number of units that are both available and affordable to households that earn less than 30% of the Area Median Income. Housing shortage estimates that evaluate availability for low-income households are often higher than overall gap estimates because they deduct housing units that are occupied by higher income bands (and are therefore unavailable to low- |

|   |   |
|---|---|
|   | income households to occupy).   |
| 320,000 units for the D.C. region needed between 2020-2030 ( <a href="#">Metropolitan Washington Council of Governments, 2019</a> ) | This 2019 estimate apportions the projected number of households needed to bring the DC regional jobs-to-housing ratio below 1.54 by 2030 to jurisdictions based on the jurisdiction's projected share of household growth. The calculations include counties and municipalities in Maryland, Northern Virginia and D.C. This estimate does not include a calculation for the number of housing units expected to be lost through attrition, or target vacancy rates. |

# SENATE BILL 36

C9, L6

(PRE-FILED)

6lr0183  
CF HB 239

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By: **Chair, Education, Energy, and the Environment Committee (By Request – Departmental – Housing and Community Development)**

Requested: October 29, 2025

Introduced and read first time: January 14, 2026

Assigned to: Education, Energy, and the Environment

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## A BILL ENTITLED

1 AN ACT concerning

2 **Land Use – Zoning – Limitations**  
3 **(Starter and Silver Homes Act of 2026)**

4 FOR the purpose of prohibiting local jurisdictions from adopting or enforcing certain zoning  
5 provisions relating to lot size, dimensions, setback requirements, lot coverage, and  
6 design or architectural elements for certain single-family homes; prohibiting local  
7 jurisdictions from prohibiting certain housing types in certain zones; prohibiting  
8 local jurisdictions from prohibiting certain subdivisions of certain lot types; and  
9 generally relating to local zoning laws.

10 BY repealing and reenacting, with amendments,  
11 Article – Land Use  
12 Section 1–101, 1–401, 4–102, 4–103, 10–103, and 10–202  
13 Annotated Code of Maryland  
14 (2012 Volume and 2025 Supplement)

15 BY adding to  
16 Article – Land Use  
17 Section 4–104(e)  
18 Annotated Code of Maryland  
19 (2012 Volume and 2025 Supplement)

20 SECTION 1. BE IT ENACTED BY THE GENERAL ASSEMBLY OF MARYLAND,  
21 That the Laws of Maryland read as follows:

22 **Article – Land Use**

23 1–101.

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EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.

[Brackets] indicate matter deleted from existing law.



1 (a) In this division the following words have the meanings indicated.

2 (b) “Adaptive reuse” means a change granted by a legislative body under § 4–207  
3 of this article to the use restrictions in a zoning classification, as those restrictions are  
4 applied to a particular improved property.

5 (c) “Charter county” means a county that has adopted charter home rule under  
6 Article XI–A of the Maryland Constitution.

7 (d) “Code county” means a county that has adopted code home rule under Article  
8 XI–F of the Maryland Constitution.

9 (e) “County” means a county of the State or Baltimore City.

10 (f) (1) “Development” means an activity that materially affects the existing  
11 condition or use of any land or structure.

12 (2) “Development” does not include a normal agricultural activity.

13 (g) (1) “Legislative body” means the elected body of a local jurisdiction.

14 (2) “Legislative body” includes:

15 (i) the board of county commissioners;

16 (ii) the county council; and

17 (iii) the governing body of a municipal corporation.

18 (h) (1) “Local executive” means the chief executive of a local jurisdiction.

19 (2) “Local executive” includes:

20 (i) the board of county commissioners;

21 (ii) the county executive;

22 (iii) the executive head; and

23 (iv) the mayor.

24 (i) “Local jurisdiction” means a county or municipal corporation and the territory  
25 within which its powers may be exercised.

26 (j) (1) “Local law” means an enactment of the legislative body of a local  
27 jurisdiction, whether by ordinance, resolution, or otherwise.

1           (2)    “Local law” does not include a public local law.

2           (k)    “Person” means an individual, receiver, trustee, guardian, personal  
3 representative, fiduciary, representative of any kind, partnership, firm, association,  
4 corporation, limited liability company, or other entity.

5           (l)    (1)    “Plan” means the policies, statements, goals, and interrelated plans for  
6 private and public land use, transportation, and community facilities documented in texts  
7 and maps that constitute the guide for an area’s future development.

8                   (2)    “Plan” includes a general plan, master plan, comprehensive plan,  
9 functional plan, or community plan adopted in accordance with Subtitle 4 of this title and  
10 Title 3 of this article.

11           (m)    “Priority funding area” has the meaning stated in § 5–7B–02 of the State  
12 Finance and Procurement Article.

13           (n)    (1)    “Regulation” means a rule of general applicability and future effect.

14                   (2)    “Regulation” includes a map or plan.

15           (o)    “Sensitive area” includes:

16                   (1)    a stream or wetland, and its buffers;

17                   (2)    a 100–year flood plain;

18                   (3)    a habitat of a threatened or endangered species;

19                   (4)    a steep slope;

20                   (5)    agricultural or forest land intended for resource protection or  
21 conservation; and

22                   (6)    any other area in need of special protection, as determined in a plan.

23           (p)    “Special exception” means a grant of a specific use that:

24                   (1)    would not be appropriate generally or without restriction; and

25                   (2)    shall be based on a finding that:

26                           (i)    the requirements of the zoning law governing the special  
27 exception on the subject property are satisfied; and

28                           (ii)   the use on the subject property is consistent with the plan and is  
29 compatible with the existing neighborhood.

1 (q) (1) Except as provided in paragraph (2) of this subsection, “state” means:

2 (i) a state, possession, territory, or commonwealth of the United  
3 States; or

4 (ii) the District of Columbia.

5 (2) When capitalized, “State” means Maryland.

6 (r) (1) “Subdivision” means:

7 (i) the process and configuration of land by which one or more lots,  
8 tracts, or parcels of land are divided, consolidated, or established as one or more lots or  
9 parcels, or other divisions of land, consistent with criteria established by the legislative  
10 body of the local jurisdiction; or

11 (ii) the land so subdivided.

12 (2) “Subdivision” includes resubdivision.

13 (s) **“TOWN HOUSE” MEANS A DWELLING UNIT CONSTRUCTED IN A ROW OF**  
14 **THREE OR MORE ATTACHED DWELLING UNITS, WHERE EACH DWELLING UNIT:**

15 **(1) SHARES AT LEAST ONE COMMON WALL WITH AN ADJACENT**  
16 **DWELLING UNIT; AND**

17 **(2) (I) IS LOCATED ON AN INDIVIDUAL LOT OR PARCEL; OR**

18 **(II) IS SUBJECT TO A CONDOMINIUM REGIME ESTABLISHED**  
19 **UNDER TITLE 11 OF THE REAL PROPERTY ARTICLE.**

20 **(T)** “Variance” means a modification only of density, bulk, dimensional, or area  
21 requirements in the zoning law that is not contrary to the public interest, and where, owing  
22 to conditions peculiar to the property and not because of any action taken by the applicant,  
23 a literal enforcement of the zoning law would result in unnecessary hardship or practical  
24 difficulty, as specified in the zoning law.

25 **[(t)] (U)** (1) “Zoning law” means the legislative implementation of  
26 regulations for zoning by a local jurisdiction.

27 (2) “Zoning law” includes a zoning ordinance, zoning regulation, zoning  
28 code, and any similar legislative action to implement zoning controls in a local jurisdiction.

29 1-401.

1 (a) Except as provided in this section, this division does not apply to charter  
 2 counties.

3 (b) The following provisions of this division apply to a charter county:

4 (1) this subtitle, including Parts II and III (Charter county –  
 5 Comprehensive plans);

6 (2) § 1–101(l), (m), and (o) (Definitions – “Plan”, “Priority funding area”,  
 7 and “Sensitive area”);

8 (3) § 1–201 (Visions);

9 (4) § 1–206 (Required education);

10 (5) § 1–207 (Annual report – In general);

11 (6) § 1–208 (Annual report – Measures and indicators);

12 (7) Title 1, Subtitle 3 (Consistency);

13 (8) Title 1, Subtitle 5 (Growth Tiers);

14 (9) § 4–104(c) (Limitations – Bicycle parking);

15 (10) § 4–104(d) (Limitations – Manufactured homes and modular dwellings);

16 (11) **§ 4–104(E) (LIMITATIONS – SINGLE-FAMILY HOMES);**

17 **(12)** § 4–208 (Exceptions – Maryland Accessibility Code);

18 **[(12)] (13)** § 4–210 (Permits and variances – Solar panels);

19 **[(13)] (14)** § 4–211 (Change in zoning classification – Energy generating  
 20 systems);

21 **[(14)] (15)** § 4–212 (Agritourism);

22 **[(15)] (16)** § 4–213 (Alcohol production);

23 **[(16)] (17)** § 4–214 (Agricultural alcohol production);

24 **[(17)] (18)** § 4–215 (Pollinator–friendly vegetation management);

25 **[(18)] (19)** § 4–216 (Limitations – Family child care homes and large family  
 26 child care homes);

- 1            [(19)] **(20)** Title 4, Subtitle 5 (Accessory Dwelling Units);
- 2            [(20)] **(21)** § 5–102(d) (Subdivision regulations – Burial sites);
- 3            [(21)] **(22)** § 5–104 (Major subdivision – Review);
- 4            [(22)] **(23)** Title 7, Subtitle 1 (Development Mechanisms);
- 5            [(23)] **(24)** Title 7, Subtitle 2 (Transfer of Development Rights);
- 6            [(24)] **(25)** except in Montgomery County or Prince George’s County, Title  
7 7, Subtitle 3 (Development Rights and Responsibilities Agreements);
- 8            [(25)] **(26)** Title 7, Subtitle 4 (Inclusionary Zoning);
- 9            [(26)] **(27)** Title 7, Subtitle 5 (Housing Expansion and Affordability);
- 10           [(27)] **(28)** § 8–401 (Conversion of overhead facilities);
- 11           [(28)] **(29)** for Baltimore County only, Title 9, Subtitle 3 (Single–County  
12 Provisions – Baltimore County);
- 13           [(29)] **(30)** for Frederick County only, Title 9, Subtitle 10 (Single–County  
14 Provisions – Frederick County);
- 15           [(30)] **(31)** for Howard County only, Title 9, Subtitle 13 (Single–County  
16 Provisions – Howard County);
- 17           [(31)] **(32)** for Talbot County only, Title 9, Subtitle 18 (Single–County  
18 Provisions – Talbot County); and
- 19           [(32)] **(33)** Title 11, Subtitle 2 (Civil Penalty).

20           (c) This section supersedes any inconsistent provision of Division II of this article.  
21 4–102.

22           To promote the health, safety, and general welfare of the community, a legislative  
23 body may, **SUBJECT TO THE OTHER PROVISIONS OF THIS SUBTITLE**, regulate:

- 24           (1) the height, number of stories, and size of buildings and other structures;
- 25           (2) the percentage of a lot that may be occupied;
- 26           (3) off–street parking;

- 1 (4) the size of yards, courts, and other open spaces;
- 2 (5) population density; and
- 3 (6) the location and use of buildings, signs, structures, and land.

4 4–103.

5 (a) When zoning or rezoning land under this division, a legislative body may,  
6 **SUBJECT TO THE OTHER PROVISIONS OF THIS SUBTITLE**, impose any additional  
7 conditions or limitations that the legislative body considers appropriate to improve or  
8 protect the general character and design of:

- 9 (1) the land and improvements being zoned or rezoned; or
- 10 (2) the surrounding or adjacent land and improvements.

11 (b) A municipal corporation may include in an annexation agreement conditions  
12 and limitations on the use of land and density of development otherwise allowed in the  
13 zoning district where the land is located.

14 (c) When zoning or rezoning land under this division, to ensure conformity with  
15 the intent and purpose of this division and of the local jurisdiction's zoning law, a legislative  
16 body may retain the power to approve or disapprove, **SUBJECT TO THE OTHER**  
17 **PROVISIONS OF THIS SUBTITLE**:

- 18 (1) the design of buildings, construction, landscaping, or other  
19 improvements; and
- 20 (2) the changes made or to be made on the land being zoned or rezoned.

21 (d) The powers provided in this section shall apply only if the legislative body  
22 adopts a local law that includes:

- 23 (1) enforcement procedures; and
- 24 (2) requirements for adequate notice of:
- 25 (i) public hearings; and
- 26 (ii) conditions or limitations sought to be imposed.

27 4–104.

1           **(E) (1) (I) IN THIS SUBSECTION THE FOLLOWING WORDS HAVE THE**  
2 **MEANINGS INDICATED.**

3                           **(II) “AREA ZONED FOR SINGLE-FAMILY RESIDENTIAL USE”**  
4 **MEANS AN AREA IN WHICH THE CONSTRUCTION AND PLACEMENT OF DETACHED**  
5 **SINGLE-FAMILY HOMES IS ALLOWED BY RIGHT UNDER LOCAL LAW.**

6                           **(III) “IMPROVED LOT” MEANS A LOT OR PARCEL ON WHICH A**  
7 **RESIDENTIAL STRUCTURE IS LOCATED.**

8                           **(IV) “LEGISLATIVE BODY” INCLUDES:**

9                                       **1. THE MARYLAND-NATIONAL CAPITAL PARK AND**  
10 **PLANNING COMMISSION; AND**

11                                       **2. ANY OTHER LOCAL BODY WITH AUTHORITY TO**  
12 **CREATE OR MODIFY ZONING REGULATIONS OR DESIGN LIMITATIONS FOR**  
13 **RESIDENTIAL USE.**

14                           **(V) “SINGLE-FAMILY HOME” MEANS:**

15                                       **1. A STANDALONE RESIDENTIAL STRUCTURE THAT IS**  
16 **INTENDED FOR OCCUPANCY BY ONE HOUSEHOLD AND HAS A PRIVATE ENTRANCE, A**  
17 **KITCHEN, AND BATHROOM FACILITIES; OR**

18                                       **2. A TOWN HOUSE.**

19                           **(2) THE PROVISIONS OF THIS SUBSECTION DO NOT APPLY TO:**

20                                       **(I) AN AREA THAT WAS DESIGNATED AS PART OF A HISTORIC**  
21 **DISTRICT IN ACCORDANCE WITH § 8-105 OF THIS ARTICLE ON OR BEFORE JULY 1,**  
22 **2025;**

23                                       **(II) AGRICULTURAL LAND, AS DEFINED IN § 9-206 OF THE**  
24 **TAX – PROPERTY ARTICLE; OR**

25                                       **(III) CONSERVATION PROPERTY, AS DEFINED IN § 8-209.1 OF**  
26 **THE TAX – PROPERTY ARTICLE.**

27                           **(3) NOTWITHSTANDING ANY OTHER LAW, A LEGISLATIVE BODY MAY**  
28 **NOT ADOPT OR ENFORCE ANY CODE, ORDINANCE, REGULATION, STANDARD, OR**  
29 **OTHER REQUIREMENT THAT ESTABLISHES, DIRECTLY OR INDIRECTLY:**

1           **(I) IN AREAS CONNECTED OR PLANNED TO BE CONNECTED TO**  
2 **PUBLIC WATER AND SEWER SYSTEMS, A MINIMUM LOT SIZE GREATER THAN 5,000**  
3 **SQUARE FEET FOR LOTS ON WHICH A SINGLE-FAMILY HOME MAY BE LOCATED;**

4           **(II) MINIMUM SQUARE FOOTAGE OR EXTERIOR DIMENSION**  
5 **REQUIREMENTS FOR A SINGLE-FAMILY HOME;**

6           **(III) LOT COVERAGE MAXIMUMS FOR A SINGLE-FAMILY HOME**  
7 **AND ANY ACCESSORY STRUCTURES;**

8           **(IV) MINIMUM BUILDING SETBACKS FOR A SINGLE-FAMILY**  
9 **HOME AND ANY ACCESSORY STRUCTURES GREATER THAN:**

10                   **1. FOR FRONT AND REAR SETBACKS, 10 FEET; AND**

11                   **2. FOR SIDE SETBACKS, 5 FEET; OR**

12           **(V) DESIGN, ARCHITECTURAL, OR AESTHETIC ELEMENTS FOR A**  
13 **SINGLE-FAMILY HOME.**

14           **(4) NOTWITHSTANDING ANY OTHER LAW, A LEGISLATIVE BODY MAY**  
15 **NOT ADOPT OR ENFORCE ANY CODE, ORDINANCE, REGULATION, STANDARD, OR**  
16 **OTHER REQUIREMENT THAT PROHIBITS, DIRECTLY OR INDIRECTLY, THE**  
17 **PLACEMENT OF TOWN HOUSES IN AN AREA ZONED FOR SINGLE-FAMILY**  
18 **RESIDENTIAL USE.**

19           **(5) (I) EXCEPT AS PROVIDED IN SUBPARAGRAPH (II) OF THIS**  
20 **PARAGRAPH AND NOTWITHSTANDING ANY OTHER LAW, A LEGISLATIVE BODY MAY**  
21 **NOT ADOPT OR ENFORCE ANY CODE, ORDINANCE, REGULATION, STANDARD, OR**  
22 **OTHER REQUIREMENT THAT PROHIBITS THE OWNER OF AN IMPROVED LOT IN AN**  
23 **AREA ZONED FOR SINGLE-FAMILY RESIDENTIAL USE FROM SUBDIVIDING THE LOT**  
24 **INTO THREE OR FEWER SMALLER LOTS THAT CONFORM TO LOCAL LAW.**

25           **(II) THIS PARAGRAPH DOES NOT APPLY TO AN IMPROVED LOT**  
26 **CREATED BY SUBDIVISION WITHIN THE PRECEDING 3 YEARS.**

27           **(6) THE PROVISIONS OF THIS SUBSECTION:**

28           **(I) DO NOT SUPERSEDE APPLICABLE BUILDING CODES, FIRE**  
29 **CODES, OR PUBLIC HEALTH AND SAFETY REGULATIONS THAT ARE NECESSARY TO**  
30 **ADDRESS IMMEDIATE THREATS TO PUBLIC SAFETY; AND**

1                   **(II) APPLY TO A LEGISLATIVE BODY ONLY TO THE EXTENT THAT**  
 2 **THEY DO NOT CONFLICT WITH OTHER STATE OR FEDERAL LAWS OR REGULATIONS.**

3 10–103.

4           (a) Except as provided in this section, this division does not apply to Baltimore  
 5 City.

6           (b) The following provisions of this division apply to Baltimore City:

7           (1) this title;

8           (2) § 1–101(m) (Definitions – “Priority funding area”);

9           (3) § 1–101(o) (Definitions – “Sensitive area”);

10          (4) § 1–201 (Visions);

11          (5) § 1–206 (Required education);

12          (6) § 1–207 (Annual report – In general);

13          (7) § 1–208 (Annual report – Measures and indicators);

14          (8) Title 1, Subtitle 3 (Consistency);

15          (9) Title 1, Subtitle 4, Parts II and III (Home Rule Counties –  
 16 Comprehensive Plans; Implementation);

17          (10) § 4–104(c) (Limitations – Bicycle parking);

18          (11) § 4–104(d) (Limitations – Manufactured homes and modular dwellings);

19          (12) **§ 4–104(E) (LIMITATIONS – SINGLE-FAMILY HOMES);**

20          (13) § 4–205 (Administrative adjustments);

21          [[13]] (14) § 4–208 (Exceptions – Maryland Accessibility Code);

22          [[14]] (15) § 4–210 (Permits and variances – Solar panels);

23          [[15]] (16) § 4–211 (Change in zoning classification – Energy generating  
 24 systems);

25          [[16]] (17) § 4–215 (Pollinator–friendly vegetation management);

- 1            [(17)] (18) § 4–216 (Limitations – Family child care homes and large family
- 2 child care homes);
- 3            [(18)] (19) Title 4, Subtitle 5 (Accessory Dwelling Units);
- 4            [(19)] (20) § 5–102(d) (Subdivision regulations – Burial sites);
- 5            [(20)] (21) Title 7, Subtitle 1 (Development Mechanisms);
- 6            [(21)] (22) Title 7, Subtitle 2 (Transfer of Development Rights);
- 7            [(22)] (23) Title 7, Subtitle 3 (Development Rights and Responsibilities
- 8 Agreements);
- 9            [(23)] (24) Title 7, Subtitle 4 (Inclusionary Zoning);
- 10           [(24)] (25) Title 7, Subtitle 5 (Housing Expansion and Affordability); and
- 11           [(25)] (26) Title 11, Subtitle 2 (Civil Penalty).
- 12 10–202.

13            To promote the health, safety, and general welfare of the community, the Mayor and  
 14 City Council of Baltimore City may, **SUBJECT TO THE OTHER PROVISIONS OF THIS**  
 15 **DIVISION**, regulate:

- 16            (1) the height, number of stories, and size of buildings and other structures;
- 17            (2) the percentage of a lot that may be occupied;
- 18            (3) off–street parking;
- 19            (4) the size of yards, courts, and other open spaces;
- 20            (5) population density; and
- 21            (6) the location and use of buildings, signs, structures, and land.

22            SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect  
 23 October 1, 2026.



**Stacy C. Link**  
**Mayor of Sykesville, MD**

7547 Main Street, Sykesville, MD 21784

p: 410.795.8959

f: 410.795.3818

e: [slink@sykesville.net](mailto:slink@sykesville.net)

[townofsykesville.org](http://townofsykesville.org)

January 30, 2026

Maryland Mayors

RE: HB239/SB36, Starter and Silver Homes Act of 2026

Colleagues,

I'll be direct. Sykesville — and municipalities across Maryland — remain firmly opposed to any legislation that includes local preemption in any form. Local authority over zoning and land use is foundational to municipal governance. It was granted to each of us at incorporation, and it must remain the default position of MML. Yet for the third year in a row, DHCD has introduced a housing bill that chips away at that authority.

We all recognize the urgency of expanding housing opportunities. But statewide zoning mandates are not the path to meaningful progress. Real solutions come from partnership — legislation that strengthens MDP's and DHCD's ability to provide guidance, training, and technical assistance, not one-size-fits-all mandates that ignore the realities on the ground and ultimately undermine the outcomes the State hopes to achieve.

This is where we, the mayors of Maryland, must lead. For the third consecutive year, instead of engaging municipal partners to develop thoughtful solutions, DHCD has put forward another bill with language that strikes at the core of municipal self-governance.

During the 2024 session, I watched good intentions turn into a cautionary tale. Many of you may not know that Governor Moore's first housing bill victory included preemption — narrowly tailored to formerly State- or federally-owned property. And how many municipalities did that affect? One. Sykesville. A lobbyist for the property owner of the only qualifying project found a legislator willing to reshape the bill to match the developer's vision — even as Sykesville remained in legal disputes over the owner's breach of contract. I share this because once preemption enters the law, even in a narrow form, it becomes precedent for more.

When then-Mayor Day became Secretary of DHCD, many of us expected he would bring municipal values and the creativity he demonstrated in Salisbury — where he addressed homelessness and affordable housing without State mandates. Instead, DHCD is now offering preemption as the only option to all 157 municipalities, showing no regard for our unique needs, capacity, infrastructure, and resources.

As local leaders, we are proactive by nature. Yet this bill forces us into a reactive posture. Because it applies a broad stroke across every jurisdiction in the State, our only option now is to respond — collectively and loudly. We must insist, without hesitation or apology, that our towns and cities retain the authority to shape their own zoning and land-use decisions. These powers are fundamental to responsible self-governance. No State policy should override the lived realities, planning commitments, and community priorities that only local leaders truly understand. This is the moment for every municipality to stand together and defend the right to guide our own futures.

If the Governor's Office truly wants to work "in partnership" with municipal leaders, as has been repeatedly emphasized, then early engagement and clarity of expectations are essential. That opportunity has not yet been afforded to us. Now we must respond in two ways:

1. Demand a proactive role in shaping legislation that addresses housing needs within our jurisdictions.
2. Oppose HB239/SB36 as written.

Mayors, if there was ever a call to action, this is it. We need testimony — and a lot of it. Please consider personally testifying or sending a councilmember to testify before the House on February 12 and the Senate on February 17. To have an impact, we need at least 30 mayors offering opposition testimony. In truth, all of us submitting written or oral testimony is the clearest path to an incontrovertible outcome.

Sykesville is ready to serve as a pilot municipality — a case study for how small, built-out towns can responsibly expand housing options without sacrificing local character, planning integrity, or the zoning authority that underpins our budgets, staffing, services, and infrastructure capacity. Many of you have the scale, constraints, and community engagement infrastructure to demonstrate what thoughtful, locally driven solutions look like. This is the model the State should be lifting up — not overriding. Join me in offering this option to DHCD as part of alternative language to SB36/HB239.

I am also attaching DHCD's recently released *2030 Housing Production Targets* document. This is exactly the type of guidance that municipalities can use to inform our own housing goals and to shape zoning updates from within. It demonstrates that the State already has tools to support local planning without resorting to preemption. If DHCD expanded this kind of technical assistance alongside MDP — and paired it with funding for zoning rewrites — municipalities could modernize their codes responsibly and effectively.

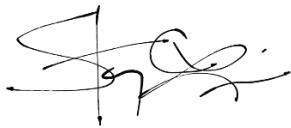
All written testimony should be signed by your entire council, or at minimum submitted on behalf of the full council. Share your local stories. Emphasize that we want to participate, we want to be partners, and we want to increase housing inventory — and that enabling legislation, not preemptive legislation, is the only path that respects municipal governance while promising a fruitful data-driven outcome.

As a freshman member of MML's Legislative Committee, I can report that the organization is prepared to advance this approach and ensure municipalities are at the table before concepts harden into legislation. But first, we must show up — in Annapolis or through written testimony — and oppose this bill.

Join me. Let's keep local government local, because that is what works.

For those who cannot attend a hearing in person, MML plans to provide next week a means by which all written testimony may be submitted directly to staff. They will include a deadline for those submissions.

Sincerely,



Stacy C. Link  
Mayor of Sykesville, Maryland  
slink@sykesville.net  
C: (443)829-7509

Enclosures:

1. 2030 Housing Production Targets (DHCD)
2. SB36/HB239 – Starter and Silver Homes Act of 2026 (Introduced Version) and [linked here](#)

Cc: Joseph Cosentini, Sykesville Town Manager  
Kevin Rubenstein, Sykesville Town Planner