

# SENATE BILL 31

C9, F1

(PRE-FILED)

6lr0781  
CF 6lr0662

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By: **Senator Lam**

Requested: September 5, 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 **School Construction and Housing – School Zones and Adequate Public Facilities**  
3 **Ordinances**

4 FOR the purpose of requiring each county board of education to submit a certain report to  
5 the Department of Planning and the Interagency Commission on School  
6 Construction each year; prohibiting certain adequate public facilities ordinances  
7 from delaying the processing and completion of subdivision or site development  
8 plans; authorizing certain adequate public facilities ordinances to delay the issuance  
9 of final permits; and generally relating to school zones, school construction, and  
10 adequate public facilities ordinances.

11 BY adding to  
12 Article – Education  
13 Section 4–148  
14 Annotated Code of Maryland  
15 (2025 Replacement Volume and 2025 Supplement)

16 BY adding to  
17 Article – Land Use  
18 Section 7–106  
19 Annotated Code of Maryland  
20 (2012 Volume and 2025 Supplement)

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

23 **Article – Education**

24 **4–148.**

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EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.

[Brackets] indicate matter deleted from existing law.



(A) ON OR BEFORE JULY 1, 2026, AND EACH JULY 1 THEREAFTER, EACH COUNTY BOARD SHALL SUBMIT A STUDENT RESIDENCY AND SCHOOL ZONES REPORT TO THE DEPARTMENT OF PLANNING AND THE INTERAGENCY COMMISSION ON SCHOOL CONSTRUCTION.

(B) (1) THE STUDENT RESIDENCY AND SCHOOL ZONES REPORT SHALL INCLUDE:

(I) THE SCHOOL ZONE BOUNDARIES AND ATTENDANCE AREA MAP;

(II) THE LOCATIONS OF EACH STUDENT'S RESIDENCE; AND

(III) THE STATE-RATED CAPACITY, STUDENT POPULATION, AND CAPACITY PERCENTAGE OF EACH SCHOOL IN THE COUNTY.

(2) THE REPORT MAY NOT INCLUDE PERSONAL IDENTIFYING INFORMATION OF A STUDENT.

(C) THE INTERAGENCY COMMISSION ON SCHOOL CONSTRUCTION SHALL ADOPT REGULATIONS ESTABLISHING FORMATTING AND SUBMISSION REQUIREMENTS FOR THE STUDENT RESIDENCY AND SCHOOL ZONES REPORT.

#### Article – Land Use

7–106.

A COUNTY'S ADEQUATE PUBLIC FACILITIES ORDINANCE THAT RESTRICTS HOUSING DEVELOPMENT ON THE BASIS OF SCHOOL CAPACITY:

(1) MAY NOT DELAY THE PROCESSING AND COMPLETION OF SUBDIVISION OR SITE DEVELOPMENT PLANS; BUT

(2) MAY DELAY THE ISSUANCE OF FINAL PERMITS.

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