



## **House Bill 239 – Accessory Dwelling Unit Promotion and Policy Task Force**

### **Position: Support**

Maryland REALTORS® strongly supports efforts to promote and expand the development of Accessory Dwelling Units (ADUs) in Maryland so that we may begin to close our 120,000-unit housing shortage.

A survey conducted last month by our organization highlights the struggle that many face in finding housing options in our state. This shortage is most pronounced among certain groups: residents of lower incomes; young people and those just getting started in their careers; and older people who are looking to downsize or have special needs.

It also revealed that a majority of moderate-income Marylanders are now feeling the housing shortage. This is due in large part to the fact that we no longer construct “missing middle” housing types: accessory apartments, duplexes and the like.

ADUs make housing more affordable and available for these same populations. They expand options for lower wage and early career workers, particularly if they are employed in high-cost areas. They also provide greater flexibility for seniors to stay in their communities by allowing family members or caregivers to live on-site, or to provide additional rental income so that they are not displaced by rising costs.

**Our research revealed that once Maryland residents learn about ADUs, 76% support making it easier for homeowners to build these units on their properties.**

Unfortunately, many local zoning ordinances make it difficult or very expensive to add an ADU to an existing property. In some counties, ADUs are prohibited from being constructed at all. We firmly believe that establishing a single set of rules for ADUs across the state is necessary for Maryland homeowners to make use of this housing type, no matter where they live in the state.

To close our housing gap, we will need to look beyond traditional development patterns in favor of new housing types that serve the needs of our residents, like ADUs. Maryland REALTORS® urges your support of House Bill 329.

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