



March 6, 2023

The Honorable Kumar P. Barve, Chair
House Environment and Transportation Committee
House Office Building, Room 251
6 Bladen St., Annapolis, MD 21401

Favorable w Amendment – HB 1209 – Environment – Flood Control – Flood Risk Control and Model Floodplain Ordinance

Dear, Chair Barve and Committee Members:

The NAIOP Maryland Chapters representing more than 700 companies involved in all aspects of commercial, industrial, and mixed-use real estate recommend your favorable with amendments report on HB 1209.

NAIOP members own buildings around the inner harbor, middle branch, around the port of Baltimore. They recognize that sea level rise and other factors are changing the landscape. Climate resiliency and mitigation are built into the everyday operation and future investment decisions of commercial real estate companies. Ensuring that construction and reconstruction of buildings in and adjacent to flood hazard areas adapts to changing flood hazards is a critical component of protecting public and private assets.

We believe that decisions about adaptation and resiliency should be made within the integrated federal, state and local floodplain management structure and implemented by local code administrators. NAIOP had been strongly opposed to prior year versions of bills on this subject because they were prescriptive and were not implemented through the established regulatory framework.

We have opposed prior year bills on this subject and have concerns about the bill as introduced. However, we have seen what we believe to be consensus amendments to the bill and can support HB 1209 with amendments.

We do request that a private sector engineering professional be added to the working group formed by the bill.

(3) CONSULT WITH FLOOD MANAGEMENT EXPERTS FROM THE FOLLOWING GROUPS AND STAKEHOLDERS ABOUT PROPOSED UPDATES TO THE FLOOD RISK ASSESSMENT MAPS AND MODEL FLOODPLAIN ORDINANCE:

(VII) A PRIVATE SECTOR ENTITY WITH ENGINEERING AND CONSTRUCTION EXPERIENCE.

NAIOP respectfully requests your favorable with amendments report on HB 1134.

Sincerely,

Tom Ballentine, Vice President for Policy
NAIOP Maryland Chapters - *The Association for Commercial Real Estate*

cc: Environment and Transportation Committee Members
Nick Manis – Manis, Canning Assoc.