



## **POSITION STATEMENT**

**Bill:** HB 0131 Housing Development Permit Applications – Local Reporting Requirements

**Position:** Support with Amendments

**Date:** March 21, 2024

**Contact:** Debra Borden, General Counsel

Jordan Baucum Colbert, Government Affairs Liaison

Dear Chair Brian J. Feldman and Vice Chair Cheryl C. Kagan,

The Maryland-National Capital Park and Planning Commission (M-NCPPC or “the Commission”) has voted to support this bill with amendments. The Commission respectfully requests that the Education, Energy and Environment Committee consider this information and include it in the record.

**What this Bill Does.** This bill requires local jurisdictions to report information related to housing development permit applications to the Department of Housing and Community Development and the Department of Planning on an annual basis.

**Data Driven Analyses Are Useful for Driving Housing Policy.** In order to make meaningful decisions about housing, everyone should begin with accurate data. We note that the State already requires annual reporting of some of this data. We recommend the bill be aligned to follow the data definitions, standards and collection methods recommended by The Maryland Department of Planning (MDP). For reference, please see the following link on MDP’s website:  
<https://planning.maryland.gov/Pages/OurEngagement/sggannualreport.aspx>

**Proposed Amendments and Comments.** The Bill as written can be read to only apply to project permit applications for housing developments which would report only building permit information. This information is important, but it would also be relevant to include reporting on development or regulatory plan approvals as well. These approvals precede building permits, and the associated data would help to guide additional policy work that may be needed. Further, because local jurisdictions have different applications and processes, clarification of the goals of collecting the data will promote consistency in reporting. In addition, it may be helpful for the State to provide a questionnaire or survey for jurisdictions to use when providing the information and to differentiate or align this reporting requirement with the

one that already exists under MDP.

To address these issues, we propose the following amendments.

**Suggested language:**

- (1) (page 1, line 3-8) FOR the purpose of requiring certain local jurisdictions to report certain information about housing certain building **PERMIT** and development ~~permit~~ applications to the Department of Housing and Community Development and the Department of Planning on or before a certain date each year; requiring a local jurisdiction to make a copy of the report publicly available on its website; and generally relating to housing development permit applications.
- (2) (page 2, lines 5-6): (B) ON OR BEFORE FEBRUARY JULY 1 EACH YEAR, EACH LOCAL JURISDICTION SUBJECT TO THE REQUIREMENTS OF THIS SECTION SHALL REPORT TO THE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT AND THE DEPARTMENT OF PLANNING THE FOLLOWING INFORMATION FOR EACH TYPE OF PROJECT PERMIT APPLICATION FOR BUILDING **PERMIT** OR DEVELOPMENT ~~PERMIT~~ APPLICATION
- (3) WHICH INCLUDES A RESIDENTIAL HOUSING DEVELOPMENTS COMPONENT AS PART OF THE DEVELOPMENT CONSIDERED BY THE LOCAL JURISDICTION DURING THE IMMEDIATELY PRECEDING CALENDAR YEAR:
- (4) (page 2, lines 16-17 and 18-20) ~~(5) THE MEAN AND MEDIAN PROCESSING TIMES FOR PERMIT APPLICATIONS AND THE STANDARD DEVIATION FROM THE MEAN;~~ (5) THE MEAN AND MEDIAN AMOUNT OF TIME SPENT PROCESSING APPLICATIONS, INCLUDING THE TIME SPENT BY AGENCIES REVIEWING APPLICATIONS, BY APPLICANTS MAKING EDITS, AND ANY PUBLIC NOTICE OR COMMENT TIME PERIODS; (page 2, lines 21-23) ANY TYPE OF EXPEDITED ~~PERMIT~~ APPLICATION PROCESS THAT THE LOCAL JURISDICTION EMPLOYED TO ACCELERATE RESIDENTIAL HOUSING DEVELOPMENT PROJECTS;
- (5) (page 2, lines 24-27) THE TOTAL NUMBER OF RESIDENTIAL HOUSING DEVELOPMENT PROJECTS THAT BENEFITED FROM AN EXPEDITED ~~PERMIT~~ APPLICATION PROCESS IN THE LOCAL JURISDICTION AND WHICH TYPE OF EXPEDITED PROCESS WAS USED.

(page 2, add section to lines 16): **(C) IN THE INTEREST OF CLARITY AND RECOGNIZING THAT LOCAL JURISDICTIONS HAVE DIFFERENT NOMENCLATURE AND METHODOLOGIES FOR TRACKING DEVELOPMENT APPLICATIONS AND PERMITS, THE REPORTS REQUIRED BY THIS SECTION ARE INTENDED TO PROVIDE THE STATE WITH THE ANNUAL NUMBER OF NEW RESIDENTIAL UNITS BEING APPROVED AND PERMITTED WITHOUT DOUBLE COUNTING IF THERE ARE MULTIPLE APPLICATIONS FOR THE SAME PROPERTY.**

For these reasons, the Commission requests an affirmative vote in support of HB 0131 with amendments.

