



March 4, 2025

The Honorable, Marc Korman, Chair
House Environment and Transportation Committee
250 Taylor House Office Building
Annapolis, Maryland 21401

Favorable: HB 453 – Anne Arundle County – Impact Fee - Waiver

Dear Chair, Korman and Committee Members:

The NAIOP Maryland Chapters represent approximately 700 companies involved in all aspects of commercial, industrial, and mixed-use real estate. On behalf of our member companies, I am writing to recommend your favorable report on HB 453.

HB 453 would broaden eligibility for impact fee waivers granted by the Anne Arundel County Council by removing the stipulation that only nonprofit entities are eligible.

This additional flexibility in applying the fees could be an important factor in affordability or feasibility of certain multifamily, commercial and retail development and redevelopment as well as leasing of existing buildings.

Providing some flexibility to provide waivers could be an important tool to consider market conditions and project economics and other county goals when implementing the impact fee.

For these reasons, NAIOP respectfully requests your favorable report on HB 453.

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.