



House Bill 453

Committee: Environment and Transportation

Bill: House Bill 453 – Anne Arundel County – Development Impact Fees

Date: 3/6/25

Position: Favorable

The Maryland Multi-Housing Association (MMHA) is a professional trade association established in 1996, whose members house more than 538,000 residents of the State of Maryland. MMHA's membership consists of owners and managers of more than 210,000 rental housing homes in over 958 apartment communities and more than 250 associate member companies who supply goods and services to the multi-housing industry.

House Bill 453 ("HB 453") repeals a limitation on the authority of the Anne Arundel County Council that restricted the Council from granting exemptions from or credits against development impact fees only to not-for-profit entities that have been in existence for at least 3 years.

According to Maryland's Department of Housing and Community Development Secretary Jake Day, Maryland currently lacks 96,000 affordable housing units. The cost of developing, renovating, and operating multi-housing buildings in this state has skyrocketed. This has resulted in a lack of investment in multi-family buildings in Maryland, as indicated by sales data through CoStar¹, which shows that multi-family total sales volume plummeted to \$1.89 billion, below the five-year average of \$4.47 billion (about a 58% decline).

By removing this arbitrary limitation on the County Council, Anne Arundel County will have another "tool in the toolbox" to entice investment and provide financial viability for development projects. For those reasons, MMHA would request a favorable report on HB 453.

Please contact Matthew Pipkin, Jr. at (443) 995-4342 or mpipkin@mmhaonline.org with any questions.

¹ Maryland House Environment and Transportation Committee. *State of Rental Housing*. Written and Presented by Aaron Greenfield, Esq. and Brian Anleu., 14 Jan. 2025.

https://mgaleg.maryland.gov/meeting_material/2025/ent%20-%20133813519729648824%20-%20State%20of%20Housing%20Presentation%202025.pdf