A BILL ENTITLED

AN ACT concerning

Prince George’s County – Land Use – Inclusionary Zoning Around Transit Stations

FOR the purpose of requiring the Prince George’s County district council to adopt an inclusionary zoning policy for the areas within a certain distance of Washington Metropolitan Area Transit Authority transit stations; and generally relating to land use in Prince George’s County.

BY adding to

Article – Land Use
Section 25–214
Annotated Code of Maryland (2012 Volume and 2021 Supplement)

SECTION 1. BE IT ENACTED BY THE GENERAL ASSEMBLY OF MARYLAND, That the Laws of Maryland read as follows:

Article – Land Use

25–214.

(A) (1) IN THIS SECTION THE FOLLOWING WORDS HAVE THE MEANINGS INDICATED.

(2) “AFFORDABLE” MEANS THAT HOUSING COSTS DO NOT EXCEED 30% OF A HOUSEHOLD’S INCOME.

(3) “AREA MEDIAN INCOME” MEANS THE MEDIAN HOUSEHOLD

EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.
[Brackets] indicate matter deleted from existing law.
INCOME FOR THE AREA ADJUSTED FOR HOUSEHOLD SIZE AS PUBLISHED AND
ANNUALLY UPDATED BY THE UNITED STATES DEPARTMENT OF HOUSING AND
URBAN DEVELOPMENT.

(B) THE DISTRICT COUNCIL SHALL ADOPT AN INCLUSIONARY ZONING
POLICY FOR ALL AREAS OF THE COUNTY WITHIN A 3–MILE RADIUS OF A PLANNED
OR EXISTING WASHINGTON METROPOLITAN AREA TRANSIT AUTHORITY TRANSIT
STATION.

(C) THE INCLUSIONARY ZONING POLICY SHALL REQUIRE THAT AT LEAST
25% OF UNITS IN EACH NEW RESIDENTIAL DEVELOPMENT LOCATED IN THE
COVERED AREA BE SOLD OR RENTED AS AFFORDABLE HOUSING, BASED ON THE
AREA MEDIAN INCOME.

SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect
October 1, 2022.