

HOUSE BILL 398

L2

2lr1605

By: **Prince George's County Delegation**

Introduced and read first time: January 19, 2022

Assigned to: Environment and Transportation

A BILL ENTITLED

1 AN ACT concerning

2 **Prince George's County – Land Use – Inclusionary Zoning Around Transit**
3 **Stations**

4 **PG 404–22**

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

9 BY adding to

10 Article – Land Use

11 Section 25–214

12 Annotated Code of Maryland

13 (2012 Volume and 2021 Supplement)

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

16 **Article – Land Use**

17 **25–214.**

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

20 **(2) “AFFORDABLE” MEANS THAT HOUSING COSTS DO NOT EXCEED**
21 **30% OF A HOUSEHOLD’S INCOME.**

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

EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.

[Brackets] indicate matter deleted from existing law.



1 INCOME FOR THE AREA ADJUSTED FOR HOUSEHOLD SIZE AS PUBLISHED AND
2 ANNUALLY UPDATED BY THE UNITED STATES DEPARTMENT OF HOUSING AND
3 URBAN DEVELOPMENT.

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

8 (C) THE INCLUSIONARY ZONING POLICY SHALL REQUIRE THAT AT LEAST
9 25% OF UNITS IN EACH NEW RESIDENTIAL DEVELOPMENT LOCATED IN THE
10 COVERED AREA BE SOLD OR RENTED AS AFFORDABLE HOUSING, BASED ON THE
11 AREA MEDIAN INCOME.

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