A BILL ENTITLED

AN ACT concerning

Housing and Community Development – Homeowner’s Extreme Weather Mitigation and Preparation Grant Program

FOR the purpose of establishing the Homeowner’s Extreme Weather Mitigation and Preparation Grant Program in the Department of Housing and Community Development to assist homeowners, local governments, and nonprofit organizations in preparing and repairing residential properties to mitigate water damage caused by extreme weather; and generally relating to the Homeowner’s Extreme Weather Mitigation and Preparation Grant Program.

BY adding to

Article – Housing and Community Development
Section 4–19A–01 through 4–19A–07 to be under the new subtitle “Subtitle 19A. Homeowner’s Extreme Weather Mitigation and Preparation Grant Program” Annotated Code of Maryland (2019 Replacement Volume and 2021 Supplement)

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

Article – Housing and Community Development

SUBTITLE 19A. HOMEOWNER’S EXTREME WEATHER MITIGATION AND PREPARATION GRANT PROGRAM.

4–19A–01.

IN THIS SUBTITLE, “PROGRAM” MEANS THE HOMEOWNER’S EXTREME WEATHER MITIGATION AND PREPARATION GRANT PROGRAM.
4–19A–02.

(A) There is a Homeowner’s Extreme Weather Mitigation and Preparation Grant Program in the Department.

(B) The purpose of the Program is to assist homeowners, local governments, and nonprofit organizations in preparing and repairing residential properties to mitigate water damage caused by extreme weather.

4–19A–03.

(A) The Department shall:

(1) Implement and administer the Program;

(2) Apply for grants that can be used to assist homeowners, local governments, and nonprofit organizations in preparing and repairing residential properties to mitigate water damage caused by extreme weather;

(3) Create a list of contractors specializing in extreme weather mitigation and make the list available to grant applicants; and

(4) Randomly inspect homes for which a grant is awarded under the Program to ensure the work being done under the grant meets the requirements of this subtitle.

(B) The Department may reinspect up to 10% of homes under subsection (A)(4) of this section.

4–19A–04.

(A) A homeowner is eligible for a grant under the Program if:

(1) The property for which the homeowner is applying is:

   (I) The homeowner’s primary legal residence;

   (II) Owned and occupied by the homeowner;

   (III) A single–family home, a town house, or a row home; and
(IV) COVERED BY AN UP–TO–DATE HOMEOWNER’S INSURANCE

POLICY THAT:

1. IS ISSUED BY A LICENSED INSURER OR A SURPLUS
   LINES INSURER APPROVED TO DO BUSINESS IN THE STATE; AND

2. PROVIDES INSURANCE COVERAGE FOR THE
   PROPERTY EQUAL TO OR GREATER THAN THE FAIR MARKET VALUE OF THE
   PROPERTY AS ASSESSED BY THE STATE DEPARTMENT OF ASSESSMENTS AND
   TAXATION; AND

(2) THE HOMEOWNER PROVIDES TO THE DEPARTMENT COPIES OF
   ALL REQUIRED PERMITS AND INSPECTION REPORTS ASSOCIATED WITH THE
   MITIGATION PROJECT FOR WHICH THE HOMEOWNER IS APPLYING FOR A GRANT
   UNDER THE PROGRAM.

(B) A LOCAL GOVERNMENT OR NONPROFIT ORGANIZATION IS ELIGIBLE FOR
   A GRANT UNDER THE PROGRAM FOR PROJECTS THAT MITIGATE WATER DAMAGE
   CAUSED BY EXTREME WEATHER TO SINGLE–FAMILY, OWNER–OCCUPIED HOMES,
   INCLUDING TOWN HOUSES AND ROW HOMES.

4–19A–05.

(A) (1) A GRANT AWARDED TO A HOMEOWNER UNDER THE PROGRAM
   MAY NOT EXCEED $5,000.

(2) ANY FUNDS NOT AWARDED UNDER SUBSECTION (B)(3)(II) OF THIS
   SECTION SHALL BE MADE AVAILABLE UNDER THE PROGRAM AS GRANTS FOR
   HOMEOWNERS.

(B) (1) A MATCHING GRANT AWARDED UNDER THE PROGRAM MUST:

   (I) BE MATCHED ON A DOLLAR–FOR–DOLLAR BASIS; AND

   (II) BE AVAILABLE TO LOCAL GOVERNMENTS AND NONPROFIT
        ORGANIZATIONS ON A FIRST–COME, FIRST–SERVED BASIS.

(2) A MATCHING GRANT AWARDED TO A HOMEOWNER UNDER THE
    PROGRAM MUST BE USED FOR:
(I) THE INSTALLATION OF BEST MANAGEMENT PRACTICES ON
THE HOMEOWNER’S PROPERTY TO MITIGATE WATER DAMAGE CAUSED BY EXTREME
WEATHER; OR

(II) REPAIRS TO THE HOMEOWNER’S PROPERTY IN RESPONSE
TO WATER DAMAGE CAUSED BY EXTREME WEATHER.

(3) A MATCHING GRANT AWARDED TO A LOCAL GOVERNMENT OR
NONPROFIT ORGANIZATION UNDER THE PROGRAM MAY NOT EXCEED:

(I) $50,000 PER FISCAL YEAR FOR A SINGLE GRANT; OR

(II) $250,000 PER FISCAL YEAR FOR ALL MATCHING GRANTS
AWARDED TO LOCAL GOVERNMENTS AND NONPROFIT ORGANIZATIONS IN THE
FISCAL YEAR.

(C) (1) THE DEPARTMENT SHALL ESTABLISH ANNUALLY AND MAKE
AVAILABLE TO THE PUBLIC AND APPLICANTS THE MAXIMUM AMOUNT OF
NONMATCHING GRANT AWARDS FOR THE YEAR THAT IS:

(I) BASED ON ADJUSTED GROSS INCOME FOR A HOUSEHOLD
FOR THE MOST RECENT TAXABLE YEAR; AND

(II) ADJUSTED FOR FAMILY SIZE RELATIVE TO THE MEDIAN
INCOME FOR THE COUNTY IN WHICH THE PROJECT WILL OCCUR OR THE STATE
MEDIAN INCOME, WHICHEVER IS HIGHER.

(2) IN AWARDING NONMATCHING GRANTS UNDER THE PROGRAM,
THE DEPARTMENT SHALL:

(I) AWARD GRANTS BASED ON A SLIDING SCALE, WITH
HOMEOWNERS WHOSE TOTAL FEDERAL ADJUSTED GROSS INCOME FOR THE
HOUSEHOLD IS LESS THAN 80% OF THE MEDIAN ANNUAL ADJUSTED GROSS INCOME
FOR HOUSEHOLDS IN THE COUNTY IN WHICH THE PROJECT WILL OCCUR BEING
ELIGIBLE FOR THE FULL $5,000 AWARD; AND

(II) TAKE INTO CONSIDERATION:

1. THE COST OF THE PROJECT; AND

2. THE FEDERAL ADJUSTED GROSS INCOME FOR A
HOMEOWNER’S TOTAL HOUSEHOLD INCOME FOR THE MOST RECENT TAXABLE YEAR.
(3) A nonmatching grant awarded to a homeowner under the program must be used to retrofit the homeowner’s property to make the property less vulnerable to water damage caused by extreme weather.

4–19A–06.

Beginning in fiscal year 2024 and each fiscal year thereafter, the Governor shall include in the annual budget bill an appropriation of $5,000,000 for the program.

4–19A–07.

The Department shall adopt regulations to carry out this subtitle, including regulations defining additional mitigation measures necessary to qualify for a grant under the program.

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