

HB0538/113027/1

BY: Education, Energy, and the Environment Committee

AMENDMENT TO HOUSE BILL 538  
(Third Reading File Bill)

On page 7, in line 9, after “**(1)**” insert “**(I)**”; in line 11, strike “**(2)**” and substitute “**(II)**”; and in line 15, after “**ARTICLE**” insert “**; OR**”

**(2) IS LOCATED ON LAND:**

**(I) CURRENTLY OR PREVIOUSLY OWNED BY THE FEDERAL GOVERNMENT;**

**(II) GREATER THAN 80 ACRES IN SIZE; AND**

**(III) THAT WAS THE SITE OF A FORMER U.S. MILITARY RESERVATION”.**

On page 9, in line 29, strike “**HAS**” and substitute “**AMOUNTS TO A DE FACTO DENIAL BY HAVING**”.

On page 10, in line 15, after “**(I)**” insert “**1.**”; in lines 16, 17, and 19, strike “**(II)**”, “**(III)**”, and “**(IV)**”, respectively, and substitute “**2.**”, “**3.**”, and “**4.**”, respectively; in line 20, after “**DEVELOPMENT;**” insert “**OR**”

**(II) 1. IS CURRENTLY OR WAS FORMERLY OWNED BY THE FEDERAL GOVERNMENT;**

**2. IS GREATER THAN 80 ACRES IN SIZE; AND**

HB0538/113027/01 Education, Energy, and the Environment Committee  
Amendments to HB 538  
Page 2 of 3

**3. WAS THE SITE OF A FORMER U.S. MILITARY RESERVATION;**

On page 11, in line 7, strike “IN AN AREA ZONED”; in line 8, strike “FOR NONRESIDENTIAL USE,”; in line 11, after “ZONES” insert “:

**(I) IN AN AREA ZONED FOR NONRESIDENTIAL USE; OR**

**(II) ON LAND THAT:**

**1. IS CURRENTLY OR WAS FORMERLY OWNED BY THE FEDERAL GOVERNMENT;**

**2. IS MORE THAN 80 ACRES IN SIZE; AND**

**3. WAS THE SITE OF A FORMER U.S. MILITARY RESERVATION;**

strike beginning with “INCLUDE” in line 13 down through “PROJECT” in line 14 and substitute “CONSIST OF RESIDENTIAL DEVELOPMENT WITH DENSITY LIMITS THAT DO NOT EXCEED THE GREATER OF THE FOLLOWING:

**(I) THE HIGHEST ALLOWABLE DENSITY IN THE LOCAL JURISDICTION’S RESIDENTIAL ZONES; OR**

**(II) SIX UNITS PER GROSS ACRE;**

in line 27, after “(III)” insert “EXCEPT AS PROVIDED IN ITEM (IV) OF THIS PARAGRAPH:

HB0538/113027/01 Education, Energy, and the Environment Committee  
Amendments to HB 538  
Page 3 of 3

1.”;

in line 29, strike “(IV)” and substitute “2.”; and in line 30, after “YEARS” insert “;AND”

(IV) IN A COUNTY THAT, ON OR BEFORE DECEMBER 31, 2024, HAS REQUIREMENTS EQUAL TO THE REQUIREMENTS UNDER ITEM (III) OF THIS SECTION:

1. CONTAINS AT LEAST 20% OF UNITS THAT ARE AFFORDABLE DWELLING UNITS; AND

2. IS DEED-RESTRICTED TO INCLUDE 20% OF UNITS THAT ARE AFFORDABLE DWELLING UNITS FOR A PERIOD OF AT LEAST 40 YEARS”.

On page 12, in line 7, after “TO” insert “:

(1) A PROPERTY LOCATED WITHIN THREE-FOURTHS OF A MILE OF A RAIL STATION IN THE STATE IF:

(I) THE RAIL STATION IS LOCATED ON THE CAMPUS OF AN INSTITUTION OF HIGHER EDUCATION AS DEFINED IN § 10-101 OF THE EDUCATION ARTICLE; OR

(II) ONLY A PORTION OF THE PROPERTY IS LOCATED WITHIN THE THREE-FOURTHS OF A MILE OF THE RAIL STATION; OR

(2)”;

and in lines 9 and 10, strike “(1)” and “(2)”, respectively, and substitute “(I)” and “(II)”, respectively.