

# HOUSE BILL 538

L6, C9

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CF SB 484

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By: **The Speaker (By Request – Administration) and Delegates Allen, Amprey, Bagnall, Bartlett, Bhandari, Boafu, Charkoudian, Crutchfield, Davis, Edelson, Embry, Fennell, Grossman, Guzzone, Henson, Hill, Holmes, Hornberger, Jackson, D. Jones, J. Long, McCaskill, Moon, Palakovich Carr, Pasteur, Patterson, Phillips, Pruski, Qi, Roberson, Rogers, Ruff, Ruth, Simmons, Simpson, Solomon, Taveras, Taylor, Turner, Valderrama, White Holland, ~~and Williams~~ Williams, Boyce, Foley, Healey, Lehman, Love, and Stewart**

Introduced and read first time: January 24, 2024

Assigned to: Environment and Transportation

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Committee Report: Favorable with amendments

House action: Adopted

Read second time: March 14, 2024

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## CHAPTER \_\_\_\_\_

1 AN ACT concerning

2 **Land Use – Affordable Housing – Zoning Density and Permitting**  
3 **(Housing Expansion and Affordability Act of 2024)**

4 FOR the purpose of establishing the Historic Property Revitalization Director as a position  
5 in the Department of Housing and Community Development; establishing the duties  
6 of the Historic Property Revitalization Director; prohibiting a local legislative body  
7 from prohibiting the placement of certain manufactured homes or modular dwellings  
8 in a zoning district that allows single-family residential uses under certain  
9 circumstances; ~~prohibiting a local jurisdiction from using an element of an adequate~~  
10 ~~public facilities law to deny a certain permit for a State-funded affordable housing~~  
11 ~~project or to restrict or limit the development of the project in certain manners;~~  
12 requiring local jurisdictions to allow an increase in density of certain qualified  
13 projects in certain districts or zones for certain properties formerly owned by the  
14 State, located within a certain distance of a rail station, or owned or controlled by a  
15 nonprofit organization; providing for the calculation of residential density in certain  
16 zoning districts; prohibiting the application of certain zoning requirements under  
17 certain circumstances; establishing limits on the maximum number of public  
18 hearings on certain projects under certain circumstances; requiring an entity

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EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.

[Brackets] indicate matter deleted from existing law.

Underlining indicates amendments to bill.

~~Strike out~~ indicates matter stricken from the bill by amendment or deleted from the law by amendment.



1 responsible for a certain qualified project to conduct a certain public health impact  
 2 assessment and submit the assessment to the Department for approval; prohibiting  
 3 the Department from approving a certain public health impact assessment under  
 4 certain circumstances; defining certain terms; ~~providing for the termination of a~~  
 5 ~~portion of this Act;~~ and generally relating to land use and zoning for affordable  
 6 housing.

7 BY repealing and reenacting, with amendments,

8 Article – Housing and Community Development

9 Section 2–201

10 Annotated Code of Maryland

11 (2019 Replacement Volume and 2023 Supplement)

12 BY adding to

13 Article – Housing and Community Development

14 Section 2–204

15 Annotated Code of Maryland

16 (2019 Replacement Volume and 2023 Supplement)

17 BY repealing and reenacting, with amendments,

18 Article – Land Use

19 Section 1–401, 4–104, and 10–103

20 Annotated Code of Maryland

21 (2012 Volume and 2023 Supplement)

22 BY adding to

23 Article – Land Use

24 Section ~~4–104(e) and 7–105;~~ and 7–501 through ~~7–506~~ 7–509 to be under the new  
 25 subtitle “Subtitle 5. Housing Expansion and Affordability”

26 Annotated Code of Maryland

27 (2012 Volume and 2023 Supplement)

28 ~~BY repealing and reenacting, without amendments,~~

29 ~~Article – Land Use~~

30 ~~Section 7–101~~

31 ~~Annotated Code of Maryland~~

32 ~~(2012 Volume and 2023 Supplement)~~

33 SECTION 1. BE IT ENACTED BY THE GENERAL ASSEMBLY OF MARYLAND,

34 That the Laws of Maryland read as follows:

35 **Article – Housing and Community Development**

36 **2–201.**

37 **The Department consists of:**

- (1) the Division of Credit Assurance;
- (2) the Division of Development Finance;
- (3) the Division of Neighborhood Revitalization;
- (4) the Community Development Administration;
- (5) the Community Legacy Program;
- (6) the Housing Finance Review Committee;
- (7) the Lead Hazard Advisory Committee;
- (8) the Maryland Housing Fund;
- (9) the Neighborhood Business Development Program; [and]

**(10) THE HISTORIC PROPERTY REVITALIZATION DIRECTOR; AND**

**[(10)] (11) any other governmental unit that under law is a part of the Department.**

**2-204.**

**(A) THERE IS A HISTORIC PROPERTY REVITALIZATION DIRECTOR.**

**(B) THE HISTORIC PROPERTY REVITALIZATION DIRECTOR SHALL:**

**(1) SUPPORT THE WORK OF THE SMART GROWTH SUBCABINET;**

**(2) COLLECT AND MAINTAIN FROM STATE AGENCIES THAT OWN PROPERTY AN INVENTORY OF STATE-OWNED BUILDINGS THAT ARE GREATER THAN 50 YEARS OLD TO BE USED FOR PRIORITIZING PHYSICAL ASSESSMENTS AND, IF APPLICABLE, DETERMINING ELIGIBILITY FOR THE NATIONAL REGISTER OF HISTORIC PLACES;**

**(3) IN CONSULTATION WITH THE SMART GROWTH SUBCABINET AND TO DETERMINE THE HIGHEST AND BEST VALUE FOR THE STATE’S DISPOSITION OF PROPERTY, SUPPORT STUDIES AND CONSULTATIONS RELEVANT TO:**

**(I) STABILIZATION;**

**(II) MOTHBALLING;**



1 (6) § 1–208 (Annual report – Measures and indicators);

2 (7) Title 1, Subtitle 3 (Consistency);

3 (8) Title 1, Subtitle 5 (Growth Tiers);

4 (9) § ~~4–104(b)~~ 4–104(C) (Limitations – Bicycle parking);

5 (10) § ~~4–104(c)~~ 4–104(D) (**LIMITATIONS – MANUFACTURED HOMES**  
6 **AND MODULAR DWELLINGS**);

7 (11) § 4–208 (Exceptions – Maryland Accessibility Code);

8 [(11)] (12) § 4–210 (Permits and variances – Solar panels);

9 [(12)] (13) § 4–211 (Change in zoning classification – Energy generating  
10 systems);

11 [(13)] (14) § 4–212 (Agritourism);

12 [(14)] (15) § 4–213 (Alcohol production);

13 [(15)] (16) § 4–214 (Agricultural alcohol production);

14 [(16)] (17) § 4–215 (Pollinator–friendly vegetation management);

15 [(17)] (18) § 5–102(d) (Subdivision regulations – Burial sites);

16 [(18)] (19) § 5–104 (Major subdivision – Review);

17 [(19)] (20) Title 7, Subtitle 1 (Development Mechanisms);

18 [(20)] (21) Title 7, Subtitle 2 (Transfer of Development Rights);

19 [(21)] (22) except in Montgomery County or Prince George’s County, Title  
20 7, Subtitle 3 (Development Rights and Responsibilities Agreements);

21 [(22)] (23) Title 7, Subtitle 4 (Inclusionary Zoning);

22 (24) **TITLE 7, SUBTITLE 5 (HOUSING EXPANSION AND**  
23 **AFFORDABILITY)**;

24 [(23)] (25) § 8–401 (Conversion of overhead facilities);

1            [(24)] **(26)** for Baltimore County only, Title 9, Subtitle 3 (Single-County  
2 Provisions – Baltimore County);

3            [(25)] **(27)** for Frederick County only, Title 9, Subtitle 10 (Single-County  
4 Provisions – Frederick County);

5            [(26)] **(28)** for Howard County only, Title 9, Subtitle 13 (Single-County  
6 Provisions – Howard County);

7            [(27)] **(29)** for Talbot County only, Title 9, Subtitle 18 (Single-County  
8 Provisions – Talbot County); and

9            [(28)] **(30)** Title 11, Subtitle 2 (Civil Penalty).

10            (c) This section supersedes any inconsistent provision of Division II of this article.  
11 4–104.

12            (a) IN THIS SECTION, “MODULAR DWELLING” MEANS A BUILDING  
13 ASSEMBLY OR SYSTEM OF BUILDING SUBASSEMBLIES DESIGNED FOR HABITATION  
14 AS A DWELLING FOR ONE OR MORE INDIVIDUALS:

15            (1) THAT INCLUDES THE NECESSARY ELECTRICAL, PLUMBING,  
16 HEATING, VENTILATING, AND OTHER SERVICE SYSTEMS;

17            (2) WHICH IS MADE OR ASSEMBLED BY A MANUFACTURER ON OR OFF  
18 THE BUILDING SITE FOR INSTALLATION, OR ASSEMBLY AND INSTALLATION, ON THE  
19 BUILDING SITE; AND

20            (3) INSTALLED AND SET UP ACCORDING TO THE MANUFACTURER’S  
21 INSTRUCTIONS ON AN APPROVED FOUNDATION AND SUPPORT SYSTEM.

22            (B) The powers granted to a local jurisdiction under this subtitle do not:

23            (1) grant the local jurisdiction powers in any substantive area not  
24 otherwise granted to the local jurisdiction by any other public general or public local law;

25            (2) restrict the local jurisdiction from exercising any power granted to the  
26 local jurisdiction by any other public general or public local law or otherwise;

27            (3) authorize the local jurisdiction or its officers to engage in any activity  
28 that is beyond their power under any other public general or public local law or otherwise;  
29 or

30            (4) preempt or supersede the regulatory authority of any unit of the State  
31 under any public general law.

1 ~~[(b)] (C)~~ (1) If a legislative body regulates off-street parking, the legislative  
 2 body shall require space for the parking of bicycles in a manner that the legislative body  
 3 considers appropriate.

4 (2) A legislative body may allow a reduction in the number of required  
 5 automobile parking spaces based on the availability of space for parking bicycles.

6 ~~(C)~~ (D) A LEGISLATIVE BODY MAY NOT PROHIBIT THE PLACEMENT OF A  
 7 NEW MANUFACTURED HOME OR MODULAR DWELLING IN A ZONE THAT ALLOWS  
 8 SINGLE-FAMILY RESIDENTIAL USES IF THE ~~MANUFACTURED~~ HOME OR DWELLING:

9 (1) MEETS THE DEFINITION OF MODULAR DWELLING UNDER  
 10 SUBSECTION (A) OF THIS SECTION; OR

11 (2) MEETS THE DEFINITION OF A MANUFACTURED HOME IN §  
 12 9-102(A) OF THE COMMERCIAL LAW ARTICLE; AND

13 ~~(2)~~ AND IS, OR WILL BE AFTER PURCHASE, CONVERTED TO REAL  
 14 PROPERTY IN ACCORDANCE WITH TITLE 8B, SUBTITLE 2 OF THE REAL PROPERTY  
 15 ARTICLE.

16 ~~7-101.~~

17 ~~To encourage the preservation of natural resources or the provision of affordable~~  
 18 ~~housing and to facilitate orderly development and growth, a local jurisdiction that exercises~~  
 19 ~~authority granted by this division may enact, and is encouraged to enact, local laws~~  
 20 ~~providing for or requiring:~~

21 ~~(1) the planning, staging, or provision of adequate public facilities and~~  
 22 ~~affordable housing;~~

23 ~~(2) off-site improvements or the dedication of land for public facilities~~  
 24 ~~essential for a development;~~

25 ~~(3) moderately priced dwelling unit programs;~~

26 ~~(4) mixed-use developments;~~

27 ~~(5) cluster developments;~~

28 ~~(6) planned-unit developments;~~

29 ~~(7) alternative subdivision requirements that:~~

- 1                    ~~(i)~~    ~~meet minimum performance standards set by the local~~  
 2 ~~jurisdiction; and~~
- 3                    ~~(ii)~~   ~~reduce infrastructure costs;~~
- 4                    ~~(8)~~    ~~floating zones;~~
- 5                    ~~(9)~~    ~~incentive zoning; and~~
- 6                    ~~(10)~~ ~~performance zoning.~~

7                    **SUBTITLE 5. HOUSING EXPANSION AND AFFORDABILITY.**

8                    **7-501.**

9                    (A) IN THIS SUBTITLE THE FOLLOWING WORDS HAVE THE MEANINGS  
 10 INDICATED.

11                    ~~(B)~~    ~~“ADEQUATE PUBLIC FACILITY LAW” MEANS A LOCAL LAW PROVIDING~~  
 12 ~~FOR OR REQUIRING THE PLANNING, STAGING, OR PROVISION OF ADEQUATE PUBLIC~~  
 13 ~~FACILITIES, AS AUTHORIZED UNDER § 7-101(1) OF THIS TITLE.~~

14                    ~~(C)~~ (B)    “AFFORDABLE” MEANS THAT HOUSING COSTS DO NOT EXCEED  
 15 30% OF A HOUSEHOLD’S INCOME.

16                    ~~(D)~~ (C)    “AFFORDABLE DWELLING UNIT” MEANS A DWELLING UNIT THAT  
 17 IS AFFORDABLE TO HOUSEHOLDS EARNING 60% OR LESS OF THE AREA MEDIAN  
 18 INCOME.

19                    ~~(E)~~ (D)    “AREA MEDIAN INCOME” MEANS THE MEDIAN HOUSEHOLD  
 20 INCOME FOR THE AREA ADJUSTED FOR HOUSEHOLD SIZE AS PUBLISHED AND  
 21 ANNUALLY UPDATED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN  
 22 DEVELOPMENT.

23                    ~~(F)~~ (E)    “BOARD OF APPEALS” MEANS A BOARD OF APPEALS ESTABLISHED  
 24 UNDER TITLE 4, SUBTITLE 3 OF THIS ARTICLE.

25                    ~~(G)~~ (F)    “COTTAGE CLUSTER” MEANS A GROUPING OF NOT FEWER THAN  
 26 FOUR DETACHED HOUSING UNITS PER ACRE THAT:

27                    (1)    HAVE A FOOTPRINT OF LESS THAN 900 SQUARE FEET EACH; AND

28                    (2)    INCLUDE A COMMON COURTYARD.



1       ~~(H)~~ (G)       “HISTORIC DISTRICT COMMISSION” OR “HISTORIC  
2 PRESERVATION COMMISSION” MEANS A COMMISSION ESTABLISHED UNDER TITLE 8,  
3 SUBTITLE 2 OF THIS ARTICLE.

4       ~~(H)~~ (H)       “MIDDLE HOUSING” MEANS:

- 5               (1) DUPLEXES;
- 6               (2) TRIPLEXES;
- 7               (3) QUADPLEXES;
- 8               (4) COTTAGE CLUSTERS; OR
- 9               (5) TOWN HOUSES.

10       ~~(J)~~ (I) (1)   “MIXED-USE” MEANS ~~A COMBINATION OF HOUSING, RETAIL, AND~~  
11 ~~OFFICE SPACE~~ ANY COMBINATION OF A RESIDENTIAL USE WITH A RECREATIONAL,  
12 OFFICE, DINING, OR RETAIL USE.

13               (2)   “MIXED-USE” DOES NOT MEAN ANY COMBINATION OF A  
14 RESIDENTIAL USE WITH AN INDUSTRIAL OR HAZARDOUS USE.

15       ~~(K)~~ (J)       “PERMIT” MEANS A BUILDING PERMIT OR OTHER PERMIT ISSUED  
16 IN WRITING, AS REQUIRED BY A LOCAL JURISDICTION, TO AUTHORIZE THE START OF  
17 PREDEVELOPMENT OR CONSTRUCTION ACTIVITIES TO CONSTRUCT, ALTER,  
18 DEMOLISH, OR RELOCATE AN EXISTING OR NEW STRUCTURE.

19       ~~(L)~~ (K)       “PLANNING COMMISSION” INCLUDES A PLANNING COMMISSION  
20 OR BOARD ESTABLISHED UNDER:

- 21               (1) TITLE 2 OF THIS ARTICLE;
- 22               (2) DIVISION II OF THIS ARTICLE; OR
- 23               (3) TITLE 10 OF THE LOCAL GOVERNMENT ARTICLE.

24       ~~(M)~~ (L)       “TOWN HOUSE” MEANS A COMPLEX OF DWELLING UNITS  
25 CONSTRUCTED IN A ROW OF ~~TWO~~ THREE OR MORE ATTACHED UNITS, WHERE EACH  
26 DWELLING UNIT IS LOCATED ON AN INDIVIDUAL LOT OR PARCEL AND SHARES AT  
27 LEAST ONE COMMON WALL WITH AN ADJACENT DWELLING UNIT.

28       ~~(N)~~ (M)       “UNREASONABLE LIMITATION OR REQUIREMENT” INCLUDES ANY  
29 LIMITATION OR REQUIREMENT THAT HAS A SUBSTANTIAL ADVERSE IMPACT ON:

1           (1) THE VIABILITY OF AN AFFORDABLE HOUSING DEVELOPMENT IN A  
2 QUALIFIED PROJECT;

3           (2) THE DEGREE OF AFFORDABILITY OF AFFORDABLE DWELLING  
4 UNITS IN A QUALIFIED PROJECT; OR

5           (3) THE ALLOWABLE DENSITY OR NUMBER OF UNITS OF THE  
6 QUALIFIED PROJECT.

7 **7-502.**

8           (A) IN THIS SECTION, "QUALIFIED PROJECT" MEANS A RESIDENTIAL  
9 PROJECT THAT:

10           (1) CONSISTS OF NEW CONSTRUCTION OR SUBSTANTIAL  
11 RENOVATION, AS ANNUALLY ESTABLISHED AND IDENTIFIED BY THE DEPARTMENT  
12 OF HOUSING AND COMMUNITY DEVELOPMENT IN THE MULTIFAMILY RENTAL  
13 FINANCING PROGRAM GUIDE;

14           (2) IS ON PROPERTY THAT:

15                   (I) WAS FORMERLY OWNED BY THE STATE;

16                   (II) CONSISTS OF MORE THAN ONE BUILDING;

17                   (III) INCLUDES AT LEAST ONE BUILDING THAT WAS BUILT MORE  
18 THAN 50 YEARS BEFORE THE DATE OF APPLICATION FOR THE PROJECT; AND

19                   (IV) IS APPROPRIATE FOR REDEVELOPMENT AS DETERMINED BY  
20 THE SECRETARY OF HOUSING AND COMMUNITY DEVELOPMENT;

21           (3) CONTAINS AT LEAST ~~50%~~ 25% OF UNITS THAT ARE AFFORDABLE  
22 DWELLING UNITS; AND

23           (4) IS DEED-RESTRICTED TO INCLUDE ~~50%~~ 25% OF UNITS THAT ARE  
24 AFFORDABLE DWELLING UNITS FOR A PERIOD OF AT LEAST 40 YEARS.

25           (B) (1) IN ACCORDANCE WITH THIS SUBSECTION, A LOCAL JURISDICTION  
26 SHALL ALLOW THE DENSITY OF A QUALIFIED PROJECT TO EXCEED THE DENSITY  
27 OTHERWISE AUTHORIZED IN A DISTRICT OR ZONE.

28           (2) IN AN AREA ZONED ~~EXCLUSIVELY~~ FOR SINGLE-FAMILY  
29 RESIDENTIAL USE, A QUALIFIED PROJECT MAY INCLUDE MIDDLE HOUSING UNITS.

1           **(3) IN AN AREA ZONED ~~EXCLUSIVELY~~ FOR MULTIFAMILY**  
 2 **RESIDENTIAL USE, A QUALIFIED PROJECT:**

3           **(I) SHALL HAVE A DENSITY LIMIT THAT EXCEEDS BY 30% THE**  
 4 **ALLOWABLE DENSITY IN THAT ZONE FOR USES THAT ARE NOT PART OF A QUALIFIED**  
 5 **PROJECT; AND**

6           **(II) MAY CONSIST OF MIXED-USE.**

7           **(4) ~~IN SUBJECT TO § 7-509 OF THIS SUBTITLE,~~ IN AN AREA ZONED**  
 8 **~~EXCLUSIVELY~~ FOR NONRESIDENTIAL USE, A QUALIFIED PROJECT MAY CONSIST OF**  
 9 **MIXED-USE DEVELOPMENT WITH DENSITY LIMITS THAT DO NOT EXCEED THE**  
 10 **HIGHEST ALLOWABLE DENSITY IN THE LOCAL JURISDICTION'S MULTIFAMILY**  
 11 **RESIDENTIAL ZONES.**

12           **(5) IN AN AREA ZONED FOR MIXED-USE, A QUALIFIED PROJECT MAY**  
 13 **INCLUDE 30% MORE HOUSING UNITS THAN ARE ALLOWED IN THAT ZONE FOR USES**  
 14 **THAT ARE NOT PART OF A QUALIFIED PROJECT.**

15           **(6) IF A QUALIFIED PROJECT IS ALLOWED TO EXCEED THE DENSITY**  
 16 **OTHERWISE AUTHORIZED BY A LOCAL JURISDICTION IN A DISTRICT OR ZONE UNDER**  
 17 **THIS SECTION, THE QUALIFIED PROJECT MAY NOT ALSO EXCEED THE AUTHORIZED**  
 18 **DENSITY UNDER § 7-503 OR § 7-504 OF THIS SUBTITLE.**

19 **7-503.**

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

22           **(2) "QUALIFIED PROJECT" MEANS A RESIDENTIAL PROJECT THAT:**

23           **(I) CONSISTS OF NEW CONSTRUCTION OR SUBSTANTIAL**  
 24 **RENOVATION;**

25           **(II) IS ON PROPERTY THAT IS LOCATED WITHIN ~~1~~**  
 26 **THREE-QUARTERS OF A MILE OF A RAIL STATION LOCATED IN THE STATE;**

27           **(III) CONTAINS AT LEAST ~~25%~~ 15% OF UNITS THAT ARE**  
 28 **AFFORDABLE DWELLING UNITS; AND**

29           **(IV) IS DEED-RESTRICTED TO INCLUDE ~~25%~~ 15% OF UNITS THAT**  
 30 **ARE AFFORDABLE DWELLING UNITS FOR A PERIOD OF AT LEAST 40 YEARS.**

31           **(3) "RAIL STATION" MEANS A PRESENT OR PLANNED:**

1 (I) MARC STATION ALONG THE PENN, CAMDEN, OR  
2 BRUNSWICK LINES;

3 (II) BALTIMORE METRO SUBWAYLINK STATION;

4 (III) BALTIMORE LIGHT RAILLINK STATION;

5 (IV) METRORAIL SYSTEM STATION IN THE STATE; OR

6 (V) ANY OTHER PASSENGER RAIL STATION.

7 (B) THIS SECTION DOES NOT APPLY TO AN AREA ZONED FOR  
8 SINGLE-FAMILY RESIDENTIAL USE:

9 (1) ON JANUARY 1, 2024; AND

10 (2) DURING ANY PROCESS TO INCREASE ALLOWABLE DENSITY UNDER  
11 SUBSECTION (C) OF THIS SECTION.

12 (C) (1) IN ACCORDANCE WITH THIS SUBSECTION, A LOCAL JURISDICTION  
13 SHALL ALLOW THE DENSITY OF A QUALIFIED PROJECT TO EXCEED THE DENSITY  
14 OTHERWISE AUTHORIZED IN A DISTRICT OR ZONE.

15 (2) IN AN AREA ZONED ~~EXCLUSIVELY~~ FOR SINGLE-FAMILY  
16 RESIDENTIAL USE, A QUALIFIED PROJECT MAY INCLUDE MIDDLE HOUSING UNITS.

17 (3) IN AN AREA ZONED ~~EXCLUSIVELY~~ FOR MULTIFAMILY  
18 RESIDENTIAL USE, A QUALIFIED PROJECT:

19 (I) SHALL HAVE A DENSITY LIMIT THAT EXCEEDS BY 30% THE  
20 ALLOWABLE DENSITY IN THAT ZONE FOR USES THAT ARE NOT PART OF A QUALIFIED  
21 PROJECT; AND

22 (II) MAY CONSIST OF MIXED-USE.

23 (4) ~~IN~~ SUBJECT TO § 7-509 OF THIS SUBTITLE, IN AN AREA ZONED  
24 ~~EXCLUSIVELY~~ FOR NONRESIDENTIAL USE, A QUALIFIED PROJECT MAY CONSIST OF  
25 MIXED-USE, WITH DENSITY LIMITS THAT DO NOT EXCEED THE HIGHEST ALLOWABLE  
26 DENSITY IN THE LOCAL JURISDICTION'S MULTIFAMILY RESIDENTIAL ZONES.

27 (5) IN AN AREA ZONED FOR MIXED-USE, A QUALIFIED PROJECT MAY  
28 INCLUDE 30% MORE HOUSING UNITS THAN ARE ALLOWED IN THAT ZONE FOR USES  
29 THAT ARE NOT PART OF A QUALIFIED PROJECT.

1           **(6) IF A QUALIFIED PROJECT IS ALLOWED TO EXCEED THE DENSITY**  
2 **OTHERWISE AUTHORIZED BY A LOCAL JURISDICTION IN A DISTRICT OR ZONE UNDER**  
3 **THIS SECTION, THE QUALIFIED PROJECT MAY NOT ALSO EXCEED THE AUTHORIZED**  
4 **DENSITY UNDER § 7-502 OR § 7-504 OF THIS SUBTITLE.**

5 **7-504.**

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

8           **(2) “CONTROLLED BY” MEANS A BUSINESS STRUCTURE IN WHICH A**  
9 **NONPROFIT ORGANIZATION IS A MANAGING MEMBER, GENERAL PARTNER, OR**  
10 **OTHERWISE CONTROLLING ENTITY WITH A FOR-PROFIT MEMBER OR PARTNER AS**  
11 **DEMONSTRATED BY AN ATTORNEY LICENSED IN THE STATE.**

12           ~~**(2)**~~ **(3) “NONPROFIT ORGANIZATION” MEANS AN ORGANIZATION**  
13 **THAT IS QUALIFIED AS TAX-EXEMPT UNDER § 501(C)(3) OF THE INTERNAL**  
14 **REVENUE CODE AND HAS BEEN DESIGNATED AS SUCH FOR AT LEAST 3 YEARS.**

15           ~~**(3)**~~ **(4) “QUALIFIED PROJECT” MEANS A RESIDENTIAL PROJECT**  
16 **THAT:**

17                   **(I) CONSISTS OF NEW CONSTRUCTION OR SUBSTANTIAL**  
18 **RENOVATION;**

19                   **(II) IS ON LAND, INCLUDING LAND THAT IS SUBJECT TO A**  
20 **GROUND LEASE, THAT:**

21                           **1. IS WHOLLY OWNED BY A NONPROFIT ORGANIZATION;**  
22 **OR**

23                           **2. INCLUDES IMPROVEMENTS OWNED BY AN ENTITY**  
24 **THAT IS CONTROLLED BY A NONPROFIT ORGANIZATION;**

25                           **(III) CONTAINS AT LEAST ~~50%~~ 25% OF UNITS THAT ARE**  
26 **AFFORDABLE DWELLING UNITS; AND**

27                           **(IV) IS DEED-RESTRICTED TO INCLUDE ~~50%~~ 25% OF UNITS THAT**  
28 **ARE AFFORDABLE DWELLING UNITS FOR A PERIOD OF AT LEAST 40 YEARS.**

29           **(B) (1) IN ACCORDANCE WITH THIS SUBSECTION, A LOCAL JURISDICTION**  
30 **SHALL ALLOW THE DENSITY OF A QUALIFIED PROJECT TO EXCEED THE DENSITY**  
31 **OTHERWISE AUTHORIZED IN A DISTRICT OR ZONE.**

1           **(2) IN AN AREA ZONED ~~EXCLUSIVELY~~ FOR SINGLE-FAMILY**  
2 **RESIDENTIAL USE, A QUALIFIED PROJECT MAY INCLUDE MIDDLE HOUSING UNITS.**

3           **(3) IN AN AREA ZONED ~~EXCLUSIVELY~~ FOR MULTIFAMILY**  
4 **RESIDENTIAL USE, A QUALIFIED PROJECT:**

5                   **(I) SHALL HAVE A DENSITY LIMIT THAT EXCEEDS BY 30% THE**  
6 **ALLOWABLE DENSITY IN THAT ZONE FOR USES THAT ARE NOT PART OF A QUALIFIED**  
7 **PROJECT; AND**

8                   **(II) MAY CONSIST OF MIXED-USE.**

9           **(4) ~~IN~~ SUBJECT TO § 7-509 OF THIS SUBTITLE, IN AN AREA ZONED**  
10 **~~EXCLUSIVELY~~ FOR NONRESIDENTIAL USE, A QUALIFIED PROJECT MAY CONSIST OF**  
11 **MIXED-USE DEVELOPMENT WITH DENSITY LIMITS THAT DO NOT EXCEED THE**  
12 **HIGHEST ALLOWABLE DENSITY IN THE LOCAL JURISDICTION'S MULTIFAMILY**  
13 **RESIDENTIAL ZONES.**

14           **(5) IN AN AREA ZONED FOR MIXED-USE, A QUALIFIED PROJECT MAY**  
15 **INCLUDE 30% MORE HOUSING UNITS THAN ARE ALLOWED IN THAT ZONE FOR USES**  
16 **THAT ARE NOT PART OF A QUALIFIED PROJECT.**

17           **(6) IF A QUALIFIED PROJECT IS ALLOWED TO EXCEED THE DENSITY**  
18 **OTHERWISE AUTHORIZED BY A LOCAL JURISDICTION IN A DISTRICT OR ZONE UNDER**  
19 **THIS SECTION, THE QUALIFIED PROJECT MAY NOT ALSO EXCEED THE AUTHORIZED**  
20 **DENSITY UNDER § 7-502 OR § 7-503 OF THIS SUBTITLE.**

21 **7-505.**

22           **A LOCAL JURISDICTION MAY NOT IMPOSE ANY UNREASONABLE LIMITATION**  
23 **OR REQUIREMENTS ON A QUALIFIED PROJECT UNDER THIS SUBTITLE, INCLUDING**  
24 **LIMITATIONS ON OR REQUIREMENTS CONCERNING:**

25           **(1) HEIGHT;**

26           **(2) SETBACK;**

27           **(3) BULK;**

28           **(4) PARKING;**

29           **(5) LOADING, DIMENSIONAL, OR AREA; OR**

30           **(6) SIMILAR REQUIREMENTS.**

1 **7-506.**

2 **(A) EXCEPT AS OTHERWISE PROVIDED OR REQUIRED BY STATE LAW, A**  
3 **LOCAL GOVERNMENT MAY NOT REQUIRE THAT A QUALIFIED PROJECT UNDER THIS**  
4 **SUBTITLE BE REVIEWED AT MORE THAN ~~ONE~~ TWO PUBLIC ~~HEARING~~ HEARINGS**  
5 **BEFORE EACH OF THE FOLLOWING:**

6 **(1) THE LOCAL GOVERNING BODY; AND**

7 **(2) THE PLANNING COMMISSION;**

8 **~~(3)~~.**

9 **(B) EXCEPT AS OTHERWISE PROVIDED OR REQUIRED BY STATE LAW, A**  
10 **LOCAL GOVERNMENT MAY NOT REQUIRE THAT A QUALIFIED PROJECT UNDER THIS**  
11 **SUBTITLE BE REVIEWED AT MORE THAN ONE PUBLIC HEARING BEFORE EACH OF**  
12 **THE FOLLOWING:**

13 **(1) A HISTORIC DISTRICT COMMISSION OR HISTORIC PRESERVATION**  
14 **COMMISSION; AND**

15 **~~(4)~~ (2) THE BOARD OF APPEALS.**

16 **7-507.**

17 **THE INCREASED DENSITY LIMITS UNDER §§ 7-502 THROUGH 7-504 OF THIS**  
18 **SUBTITLE ARE IN ADDITION TO INCREASED DENSITY THAT IS ALLOWED OR**  
19 **REQUIRED BY A LOCAL JURISDICTION.**

20 **7-508.**

21 **UNDER THIS SUBTITLE, THE DENSITY OF A QUALIFIED PROJECT MAY NOT**  
22 **EXCEED THE DENSITY OTHERWISE AUTHORIZED IN A DISTRICT OR ZONE LOCATED**  
23 **ON:**

24 **(1) AGRICULTURAL LAND, AS DEFINED IN § 9-206 OF THE TAX –**  
25 **PROPERTY ARTICLE; OR**

26 **(2) CONSERVATION PROPERTY, AS DEFINED IN § 8-209.1 OF THE**  
27 **TAX – PROPERTY ARTICLE.**

28 **7-509.**

1           **(A) (1) BEFORE A QUALIFIED PROJECT IS AUTHORIZED TO EXCEED THE**  
 2 **DENSITY IN AN AREA ZONED FOR NONRESIDENTIAL USE UNDER § 7-502(B)(4), §**  
 3 **7-503(C)(4), OR § 7-504(B)(4) OF THIS SUBTITLE, THE ENTITY RESPONSIBLE FOR**  
 4 **THE QUALIFIED PROJECT SHALL:**

5                           **(I) CONDUCT A PUBLIC HEALTH IMPACT ASSESSMENT; AND**

6                           **(II) RECEIVE APPROVAL OF THE PUBLIC HEALTH IMPACT**  
 7 **ASSESSMENT FROM THE DEPARTMENT OF HOUSING AND COMMUNITY**  
 8 **DEVELOPMENT.**

9                           **(2) A PUBLIC HEALTH IMPACT ASSESSMENT UNDER THIS**  
 10 **SUBSECTION SHALL EVALUATE POTENTIAL PUBLIC HEALTH IMPACTS ASSOCIATED**  
 11 **WITH THE PROXIMITY OF THE QUALIFIED PROJECT TO ANY HEALTH HAZARDS**  
 12 **WITHIN THE AREA ZONED FOR NONRESIDENTIAL USE.**

13                           **(B) THE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT MAY**  
 14 **NOT APPROVE A PUBLIC HEALTH IMPACT ASSESSMENT SUBMITTED UNDER THIS**  
 15 **SECTION IF THE ASSESSMENT SHOWS THAT RESIDENTIAL USE IN THE**  
 16 **NONRESIDENTIAL ZONE WOULD PRESENT A SUBSTANTIAL RISK TO THE HEALTH AND**  
 17 **SAFETY OF THE RESIDENTS.**

18                           **(C) THE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT**  
 19 **SHALL ADOPT REGULATIONS TO CARRY OUT THE PROVISIONS OF THIS SECTION.**

20 10-103.

21           (a) Except as provided in this section, this division does not apply to Baltimore  
 22 City.

23           (b) The following provisions of this division apply to Baltimore City:

24                           (1) this title;

25                           (2) § 1-101(m) (Definitions – “Priority funding area”);

26                           (3) § 1-101(o) (Definitions – “Sensitive area”);

27                           (4) § 1-201 (Visions);

28                           (5) § 1-206 (Required education);

29                           (6) § 1-207 (Annual report – In general);

30                           (7) § 1-208 (Annual report – Measures and indicators);



1 (8) Title 1, Subtitle 3 (Consistency);

2 (9) Title 1, Subtitle 4, Parts II and III (Home Rule Counties –  
3 Comprehensive Plans; Implementation);

4 (10) § ~~4-104(b)~~ 4-104(C) (Limitations – Bicycle parking);

5 (11) § ~~4-104(c)~~ 4-104(D) (**LIMITATIONS – MANUFACTURED HOMES**  
6 **AND MODULAR DWELLINGS**);

7 **(12)** § 4-205 (Administrative adjustments);

8 [(12)] **(13)** § 4-207 (Exceptions – Maryland Accessibility Code);

9 [(13)] **(14)** § 4-210 (Permits and variances – Solar panels);

10 [(14)] **(15)** § 4-211 (Change in zoning classification – Energy generating  
11 systems);

12 [(15)] **(16)** § 4-215 (Pollinator-friendly vegetation management);

13 [(16)] **(17)** § 5-102(d) (Subdivision regulations – Burial sites);

14 [(17)] **(18)** Title 7, Subtitle 1 (Development Mechanisms);

15 [(18)] **(19)** Title 7, Subtitle 2 (Transfer of Development Rights);

16 [(19)] **(20)** Title 7, Subtitle 3 (Development Rights and Responsibilities  
17 Agreements);

18 [(20)] **(21)** Title 7, Subtitle 4 (Inclusionary Zoning);

19 **(22) TITLE 7, SUBTITLE 5 (HOUSING EXPANSION AND**  
20 **AFFORDABILITY);** and

21 [(21)] **(23)** Title 11, Subtitle 2 (Civil Penalty).

22 ~~SECTION 2. AND BE IT FURTHER ENACTED, That the Laws of Maryland read~~  
23 ~~as follows:~~

24 ~~Article – Land Use~~

25 ~~7-105.~~

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

3                   ~~(2) "ADEQUATE PUBLIC FACILITY LAW" HAS THE MEANING STATED IN~~  
4 ~~§ 7-501 OF THIS TITLE.~~

5                   ~~(3) "PERMIT" HAS THE MEANING STATED IN § 7-501 OF THIS TITLE.~~

6                   ~~(4) "STATE FUNDED AFFORDABLE HOUSING PROJECT" INCLUDES~~  
7 ~~ANY RESIDENTIAL PROJECT THAT IS FUNDED:~~

8                   ~~(I) WITH FEDERAL LOW INCOME TAX CREDITS GRANTED IN~~  
9 ~~ACCORDANCE WITH 26 U.S.C. § 42; OR~~

10                   ~~(II) UNDER TITLE 4, SUBTITLE 2, SUBTITLE 4, OR SUBTITLE 12~~  
11 ~~OF THE HOUSING AND COMMUNITY DEVELOPMENT ARTICLE.~~

12           ~~(B) IN MAKING A DECISION ON A PERMIT APPLICATION FOR A~~  
13 ~~STATE FUNDED AFFORDABLE HOUSING PROJECT, A LOCAL JURISDICTION MAY NOT~~  
14 ~~USE AN ELEMENT OF AN ADEQUATE PUBLIC FACILITY LAW TO:~~

15                   ~~(1) DENY THE PERMIT; OR~~

16                   ~~(2) UNREASONABLY RESTRICT OR LIMIT THE DEVELOPMENT OF THE~~  
17 ~~PROJECT, INCLUDING ANY RESTRICTION OR LIMITATION THAT MAY RESULT IN A~~  
18 ~~SUBSTANTIAL ADVERSE IMPACT ON:~~

19                   ~~(I) THE VIABILITY OF THE AFFORDABLE HOUSING~~  
20 ~~DEVELOPMENT;~~

21                   ~~(II) THE DEGREE OF AFFORDABILITY OF THE AFFORDABLE~~  
22 ~~DWELLING UNITS; OR~~

23                   ~~(III) THE ALLOWABLE DENSITY OF THE PROJECT.~~

24           SECTION 2. AND BE IT FURTHER ENACTED, That a Position Identification  
25 Number (PIN) shall be created in the Department of Housing and Community Development  
26 for the Historic Property Revitalization Director.

27           SECTION 3. AND BE IT FURTHER ENACTED, That this Act shall take effect  
28 October 1, 2024 January 1, 2025. Section 2 of this Act shall remain effective for a period of  
29 15 years and, at the end of September 30, 2039, Section 2 of this Act, with no further action  
30 required by the General Assembly, shall be abrogated and of no further force and effect.