

**HB0503/963528/1**

BY: Environment and Transportation Committee

AMENDMENTS TO HOUSE BILL 503  
(First Reading File Bill)

AMENDMENT NO. 1

On page 1, strike in their entirety lines 2 and 3 and substitute “**Housing Development Act**”; strike beginning with “and” in line 5 down through “justifications,” in line 12 and substitute “to periodically establish housing production targets for the State and certain local jurisdictions; requiring the Department to publish housing production targets on its website and notify certain local jurisdictions; requiring the Department to publish an annual report assessing the progress of the State and certain local jurisdictions with meeting specified housing targets; requiring that the approval of a housing development project application by a local jurisdiction or the Maryland–National Capital Park and Planning Commission be governed by certain laws and regulations; providing that certain housing development projects have certain vested rights related to use and development for a certain time period; establishing the Housing Opportunities Made Equitable Commission to study and make recommendations on ways the State and local governments can improve the housing supply and housing affordability;”; after line 12, insert:

“BY repealing and reenacting, without amendments,  
Article - Land Use  
Section 1-101(a) and (i)  
Annotated Code of Maryland  
(2012 Volume and 2024 Supplement)”;

in line 20, strike “12–203” and substitute “12–302”; and in lines 20 and 21, strike ““Title 12. Regional Housing Infrastructure Gap”” and substitute ““Title 12. Housing Development Act””.

AMENDMENT NO. 2

On page 2, after line 1, insert:

**HB0503/963528/01 Environment and Transportation Committee  
Amendments to HB 503  
Page 2 of 11**

“1-101.

(a) In this division the following words have the meanings indicated.

(i) “Local jurisdiction” means a county or municipal corporation and the territory within which its powers may be exercised.”.

On page 3 in line 18, and on page 4 in line 23, in each instance, strike **“(REGIONAL HOUSING INFRASTRUCTURE GAP)”** and substitute **“(HOUSING DEVELOPMENT ACT)”**.

On pages 4 through 12, strike in their entirety the lines beginning with line 24 on page 4 through line 32 on page 12, inclusive, and substitute:

**“TITLE 12. HOUSING DEVELOPMENT ACT.**

**SUBTITLE 1. DEFINITIONS.**

**12-101.**

**(A) IN THIS TITLE THE FOLLOWING WORDS HAVE THE MEANINGS INDICATED.**

**(B) “COMMISSION” MEANS THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION.**

**(C) “DEPARTMENT” MEANS THE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT.**

**SUBTITLE 2. HOUSING PRODUCTION TARGETS.**

12-201.

(A) ON OR BEFORE JANUARY 1, 2026, AND EVERY 10 YEARS THEREAFTER, THE DEPARTMENT SHALL ESTABLISH HOUSING PRODUCTION TARGETS FOR:

(1) THE STATE;

(2) EACH COUNTY; AND

(3) EACH MUNICIPAL CORPORATION THAT EXERCISES ZONING OR PLANNING AUTHORITY.

(B) IN ESTABLISHING THE HOUSING PRODUCTION TARGETS UNDER SUBSECTION (A) OF THIS SECTION, THE DEPARTMENT SHALL:

(1) ANALYZE DATA AND FORECASTS RELATED TO:

(I) EMPLOYMENT DEMAND;

(II) HOUSING DEMAND;

(III) POPULATION GROWTH; OR

(IV) ANY OTHER RELATED INFORMATION;

(2) CONSULT WITH EACH LOCAL JURISDICTION THAT MAY HAVE HOUSING PRODUCTION TARGETS ESTABLISHED UNDER SUBSECTION (A) OF THIS SECTION; AND

(Over)

(3) CONSULT WITH THE COMMISSION ABOUT HOUSING PRODUCTION TARGETS THAT MAY BE ESTABLISHED WITHIN ITS JURISDICTION.

(C) THE DEPARTMENT MAY REEVALUATE AND REVISE THE ESTABLISHED HOUSING PRODUCTION TARGETS USING INFORMATION RECEIVED UNDER SUBSECTION (B) OF THIS SECTION.

(D) (1) THE DEPARTMENT SHALL PUBLISH THE CURRENT HOUSING PRODUCTION TARGETS ESTABLISHED UNDER THIS SECTION ON THE DEPARTMENT'S WEBSITE AND NOTIFY THE COMMISSION AND EACH APPLICABLE LOCAL JURISDICTION OF THE TARGETS IN A TIMELY MANNER.

(2) THE PUBLICATION UNDER THIS SUBSECTION SHALL PROVIDE A SUPPORTING BASIS FOR THE HOUSING PRODUCTION TARGETS THAT ARE ESTABLISHED.

(3) WITHIN 1 MONTH AFTER THE PUBLICATION OF HOUSING PRODUCTION TARGETS, AS PROVIDED IN PARAGRAPH (1) OF THIS SUBSECTION, THE DEPARTMENT SHALL SUBMIT A REPORT ON THE INFORMATION PUBLISHED REGARDING HOUSING PRODUCTION TARGETS TO THE GOVERNOR AND, IN ACCORDANCE WITH § 2-1257 OF THE STATE GOVERNMENT ARTICLE, THE GENERAL ASSEMBLY.

12-202.

(A) ON OR BEFORE JANUARY 1, 2027, AND ON OR BEFORE JANUARY 1 EACH YEAR THEREAFTER, THE DEPARTMENT SHALL PUBLISH A REPORT BASED

ON THE HOUSING PRODUCTION TARGETS ESTABLISHED UNDER § 12-201 OF THIS  
SUBTITLE THAT:

(1) IDENTIFIES THE HOUSING PRODUCTION TARGETS FOR THE  
STATE AND EACH LOCAL JURISDICTION;

(2) ASSESSES THE PROGRESS OF THE STATE AND EACH LOCAL  
JURISDICTION WITH MEETING APPLICABLE HOUSING PRODUCTION TARGETS;  
AND

(3) PROVIDES A SUPPORTING BASIS FOR ANY ALTERATION TO AN  
ESTABLISHED HOUSING PRODUCTION TARGET.

(B) THE DEPARTMENT SHALL CONSIDER HOUSING PRODUCTION THAT  
HAS BEEN APPROVED OR SIMILARLY AUTHORIZED WHEN DETERMINING THE  
PROGRESS OF THE STATE OR A LOCAL JURISDICTION WITH MEETING  
APPLICABLE HOUSING PRODUCTION TARGETS UNDER SUBSECTION (A)(2) OF  
THIS SECTION.

(C) THE DEPARTMENT MAY PROVIDE POTENTIAL SOLUTIONS TO ASSIST  
THE STATE OR A LOCAL JURISDICTION WITH MEETING APPLICABLE HOUSING  
PRODUCTION TARGETS IN THE REPORT REQUIRED UNDER SUBSECTION (A) OF  
THIS SECTION.

(D) (1) THE DEPARTMENT SHALL PUBLISH THE REPORT ON THE  
DEPARTMENT'S WEBSITE AND NOTIFY EACH APPLICABLE LOCAL JURISDICTION  
AND THE COMMISSION OF THE REPORT IN A TIMELY MANNER.

(2) WITHIN 1 MONTH AFTER THE PUBLICATION OF THE REPORT REQUIRED IN PARAGRAPH (1) OF THIS SUBSECTION, THE DEPARTMENT SHALL SUBMIT THE REPORT TO THE GOVERNOR AND, IN ACCORDANCE WITH § 2-1257 OF THE STATE GOVERNMENT ARTICLE, THE GENERAL ASSEMBLY.

(E) THE DEPARTMENT IS NOT REQUIRED TO PROVIDE A REPORT UNDER THIS SECTION IN THE SAME YEAR THAT A HOUSING PRODUCTION TARGET REPORT IS REQUIRED UNDER § 12-201 OF THIS SUBTITLE.

12-203.

THE DEPARTMENT MAY ADOPT REGULATIONS TO CARRY OUT THIS SUBTITLE.

SUBTITLE 3. LOCAL REGULATORY PROCEDURES.

12-301.

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

(B) “HOUSING DEVELOPMENT PROJECT” MEANS THE NEW CONSTRUCTION OR SUBSTANTIAL RENOVATION OF A RESIDENTIAL REAL ESTATE PROJECT.

(C) “HOUSING DEVELOPMENT PROJECT APPLICATION” MEANS AN APPLICATION FOR A BUILDING PERMIT, A CERTIFICATION, AN AUTHORIZATION, A SITE PLAN APPROVAL, A SUBDIVISION APPROVAL, A CONCEPTUAL PLAN, OR ANY OTHER DETERMINATION BY A LOCAL JURISDICTION OR THE COMMISSION

RELATING TO A HOUSING DEVELOPMENT PROJECT THAT HAS BEEN SUBMITTED TO A LOCAL JURISDICTION OR THE COMMISSION IN COMPLIANCE WITH APPLICABLE REQUIREMENTS.

(D) “SUBSTANTIALLY COMPLETE APPLICATION” MEANS AN APPLICATION THAT SATISFIES A SUBSTANTIAL MAJORITY OF THE APPLICATION REQUIREMENTS, BUT MAY CONTAIN NONSUBSTANTIVE ERRORS, OMISSIONS, OR SIMILAR INCONSEQUENTIAL DEFICIENCIES.

12-302.

(A) (1) SUBJECT TO PARAGRAPH (2)(I) OF THIS SUBSECTION, THE APPROVAL, CONDITIONAL APPROVAL, OR DENIAL OF A HOUSING DEVELOPMENT PROJECT APPLICATION BY A LOCAL JURISDICTION OR THE COMMISSION SHALL BE GOVERNED ONLY BY THE DULY ADOPTED LAWS AND REGULATIONS IN EFFECT WHEN THE COMPLETE APPLICATION OR SUBSTANTIALLY COMPLETE APPLICATION WAS SUBMITTED.

(2) (I) IF A LOCAL JURISDICTION OR THE COMMISSION PROVIDES FOR THE APPROVAL OF A HOUSING DEVELOPMENT PROJECT IN MULTIPLE STAGES, THE DATE OF A COMPLETE APPLICATION OR SUBSTANTIALLY COMPLETE APPLICATION SUBMISSION UNDER PARAGRAPH (1) OF THIS SUBSECTION SHALL BE THE DATE OF THE FIRST COMPLETE APPLICATION OR SUBSTANTIALLY COMPLETE APPLICATION SUBMISSION FOR ANY PROCESS THAT MAY CULMINATE IN THE FINAL APPROVAL OF THE APPLICATION.

(II) A ZONING TEXT AMENDMENT, APPLICATION FOR REZONING, OR OTHER LOCAL EQUIVALENT MAY NOT BE CONSIDERED AS A

(Over)

PROCESS THAT MAY CULMINATE IN THE FINAL APPROVAL OF AN APPLICATION UNDER THIS PARAGRAPH.

(B) (1) ONCE A HOUSING DEVELOPMENT PROJECT HAS BEEN APPROVED, THE PROJECT SHALL HAVE A VESTED RIGHT TO THAT AUTHORIZED USE AND DEVELOPMENT FOR AT LEAST 5 YEARS OR A PERIOD GRANTED BY THE LOCAL JURISDICTION OR THE COMMISSION, WHICHEVER IS LONGER.

(2) A LOCAL JURISDICTION OR THE COMMISSION MAY EXTEND THE TIME PERIOD OF THE AUTHORIZED USE AND DEVELOPMENT FOR A HOUSING DEVELOPMENT PROJECT UNDER PARAGRAPH (1) OF THIS SUBSECTION.

(C) THIS SECTION MAY NOT BE CONSTRUED TO:

(1) PREVENT THE EXPIRATION OF AN APPROVAL OF A HOUSING DEVELOPMENT PROJECT APPLICATION IN ACCORDANCE WITH THE LAWS OR REGULATIONS OF THE LOCAL JURISDICTION OR THE COMMISSION; OR

(2) LIMIT THE ABILITY OF A LOCAL JURISDICTION OR THE COMMISSION TO:

(I) APPLY HEALTH AND SAFETY LAWS OR REGULATIONS THAT ARE NECESSARY TO ADDRESS IMMEDIATE THREATS TO PUBLIC SAFETY;

(II) EXECUTE A DEVELOPMENT RIGHTS AND RESPONSIBILITIES AGREEMENT UNDER TITLE 7, SUBTITLE 3 OF THIS ARTICLE;  
OR



(III) APPROVE A ZONING TEXT AMENDMENT, APPLICATION FOR REZONING, OR OTHER LOCAL EQUIVALENT TO INCREASE THE DENSITY OF A HOUSING DEVELOPMENT PROJECT BEYOND THE MAXIMUM ALLOWABLE AMOUNT AT THE TIME OF COMPLETE APPLICATION OR SUBSTANTIALLY COMPLETE APPLICATION SUBMISSION UNDER SUBSECTION (A)(1) OR (2)(I) OF THIS SECTION.

(D) THE REQUIREMENTS OF THIS SECTION APPLY TO LOCAL JURISDICTIONS AND THE COMMISSION ONLY TO THE EXTENT THAT THEY DO NOT CONFLICT WITH A SPECIFIED FEDERAL OR STATE LAW OR REGULATION.

SECTION 2. AND BE IT FURTHER ENACTED, That:

- (a) There is a Housing Opportunities Made Equitable Commission.
- (b) The Commission consists of the following members:
  - (1) two members of the Senate of Maryland, appointed by the President of the Senate;
  - (2) two members of the House of Delegates, appointed by the Speaker of the House;
  - (3) the Secretary of Housing and Community Development, or the Secretary's designee;
  - (4) the Secretary of Planning, or the Secretary's designee;
  - (5) the Secretary of the Environment, or the Secretary's designee;
  - (6) the Secretary of Health, or the Secretary's designee; and
  - (7) the following members, appointed by the Secretary of Housing and Community Development:

(Over)

**HB0503/963528/01 Environment and Transportation Committee**  
**Amendments to HB 503**  
**Page 10 of 11**

(i) one representative of county government representing rural communities;

(ii) one representative of county government representing urban or suburban communities;

(iii) one representative of municipal government representing rural communities;

(iv) one representative of municipal government representing urban or suburban communities; and

(v) seven representatives who reside in the State and have extensive knowledge of at least one of the following areas:

1. residential real estate construction;
2. residential real estate development or financing;
3. local government planning and regulations;
4. local permitting and licensing;
5. environmental engineering;
6. historic preservation; and
7. the housing needs of low-income individuals.

(c) The Governor shall designate a chair from the members of the Commission.

(d) The Department of Housing and Community Development shall provide staff for the Commission.

(e) A member of the Commission:

- (1) may not receive compensation as a member of the Commission; but

**HB0503/963528/01 Environment and Transportation Committee**  
**Amendments to HB 503**  
**Page 11 of 11**

(2) is entitled to reimbursement for expenses under the Standard State Travel Regulations, as provided in the State budget.

(f) The Commission shall:

(1) study and make recommendations on ways the State and local governments can improve the housing supply and housing affordability; and

(2) identify and assess factors that impact the housing supply and housing affordability, including:

(i) labor and material costs;

(ii) taxes and fees;

(iii) access to financing and capital investment;

(iv) planning, zoning, and land use regulations;

(v) State building standards;

(vi) appeals and other legal barriers;

(vii) permitting and approval processes;

(viii) the availability of land for housing;

(ix) creating and financing affordable housing; and

(x) infrastructure.

(g) On or before July 1, 2026, the Commission shall report its findings and recommendations to the Governor and, in accordance with § 2-1257 of the State Government Article, the General Assembly.”.

On page 13, in line 1, strike “2.” and substitute “3.”; and in line 2, strike “January 1, 2026” and substitute “June 1, 2025”.