

# SENATE BILL 944

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CF 5l1319

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By: **Senator Hettleman**

Introduced and read first time: January 28, 2025

Assigned to: Education, Energy, and the Environment

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## A BILL ENTITLED

1 AN ACT concerning

2 **Housing Development Permits – Local Reporting Requirements**  
3 **(Maryland Housing Data Transparency Act)**

4 FOR the purpose of requiring certain local jurisdictions to make certain monthly reports to  
5 the Department of Planning regarding housing development permits issued by the  
6 local jurisdiction, beginning on a certain date; requiring the Department to make  
7 certain information public in a certain manner; and generally relating to housing  
8 development permits.

9 BY repealing and reenacting, with amendments,  
10 Article – Land Use  
11 Section 7–105  
12 Annotated Code of Maryland  
13 (2012 Volume and 2024 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 7–105.

18 (a) This section applies only to a local jurisdiction with at least 150,000 residents.

19 (b) On or before July 1 each year, each local jurisdiction subject to the  
20 requirements of this section shall report to the Department of Housing and Community  
21 Development and the Department of Planning the following information for each building  
22 or development permit application which includes a residential housing component as part  
23 of the development considered by the local jurisdiction during the immediately preceding  
24 calendar year:

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EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.

[Brackets] indicate matter deleted from existing law.



- 1 (1) the total number of complete applications received by type;
- 2 (2) the total number of complete applications issued by type;
- 3 (3) the total number of complete applications rejected by type;
- 4 (4) the net total number of residential units approved;
- 5 (5) the mean and median processing times for permit applications and the  
6 standard deviation from the mean;
- 7 (6) the amount of time spent processing applications, including the time  
8 spent by agencies reviewing applications, by applicants making edits, and any public notice  
9 or comment time periods;
- 10 (7) any type of expedited permit application process that the local  
11 jurisdiction employed to accelerate residential housing development projects;
- 12 (8) the total number of residential housing development projects that  
13 benefited from an expedited permit application process in the local jurisdiction and which  
14 type of expedited process was used; and
- 15 (9) any other information the jurisdiction considers relevant.

16 **(C) (1) THIS SUBSECTION APPLIES ONLY TO A LOCAL JURISDICTION**  
17 **THAT ISSUES AT LEAST 50 BUILDING OR DEVELOPMENT PERMITS FOR NEW**  
18 **RESIDENTIAL UNITS EACH YEAR.**

19 **(2) BEGINNING JANUARY 1, 2027, AND ON THE FIRST DAY OF EACH**  
20 **MONTH THEREAFTER, EACH LOCAL JURISDICTION SUBJECT TO THE REQUIREMENTS**  
21 **OF THIS SECTION SHALL REPORT TO THE DEPARTMENT OF PLANNING THE**  
22 **FOLLOWING INFORMATION FOR EACH BUILDING OR DEVELOPMENT PERMIT THAT**  
23 **INCLUDES A RESIDENTIAL HOUSING COMPONENT AS PART OF THE DEVELOPMENT**  
24 **ISSUED BY THE LOCAL JURISDICTION DURING THE IMMEDIATELY PRECEDING**  
25 **MONTH:**

- 26 **(I) THE PERMIT NUMBER;**
- 27 **(II) THE PERMIT APPROVAL DATE;**
- 28 **(III) THE DATE ON WHICH THE USE AND OCCUPANCY PERMIT**  
29 **WAS ISSUED;**
- 30 **(IV) THE PARCEL TAX IDENTIFICATION NUMBER;**

- 1           (V)    THE SITE ADDRESS;
- 2           (VI)   THE HOUSING TYPE AUTHORIZED UNDER THE PERMIT;
- 3           (VII)   THE PERMIT TYPE;
- 4           (VIII) THE TOTAL NUMBER OF RESIDENTIAL UNITS AUTHORIZED  
5 UNDER THE PERMIT;
- 6           (IX)   A GENERAL DESCRIPTION OF THE WORK AUTHORIZED  
7 UNDER THE PERMIT;
- 8           (X)    THE TOTAL COST OF CONSTRUCTION; AND
- 9           (XI)   ANY OTHER INFORMATION THE JURISDICTION CONSIDERS  
10 RELEVANT.

11           (D)   ON OR BEFORE JULY 1, 2027, AND AS THE INFORMATION BECOMES  
12 AVAILABLE THEREAFTER, THE DEPARTMENT OF PLANNING SHALL PUBLISH THE  
13 INFORMATION REPORTED BY LOCAL JURISDICTIONS UNDER THIS SUBSECTION FOR  
14 THE IMMEDIATELY PRECEDING FISCAL YEAR:

- 15           (1)   ON A PUBLIC, INTERACTIVE, AND SEARCHABLE WEBSITE;
- 16           (2)   BY HOUSING TYPE, SPECIFICALLY LABELED AS SINGLE FAMILY,  
17 TOWNHOUSES, APARTMENTS, DUPLEXES, TRIPLEXES, OR QUADPLEXES;
- 18           (3)   BY THE TOTAL BUILT AND EXISTING HOUSING SUPPLY,  
19 ORGANIZED BY HOUSING TYPE, IN EACH COUNTY IN THE STATE; AND
- 20           (4)   BY DATA SOURCE.

21           [(c)] (E)   (1)   (i)   Subject to paragraph (2) of this subsection, a local  
22 jurisdiction shall make the [report] REPORTS required under this section publicly  
23 available on its website.

24                   (ii)   An announcement posted to a local jurisdiction's website stating  
25 that a person should contact the relevant local department for access to the [report]  
26 REPORTS does not fulfill the requirements of subparagraph (i) of this paragraph.

27           (2)   A local jurisdiction that does not maintain a website shall make the  
28 [report] REPORTS publicly available through any other reasonable method.

1                   (3) To the extent practicable, a local jurisdiction may submit and transmit  
2 [the] A report required under this section as part of another report required to be filed  
3 under this article.

4                   **(F) ON OR BEFORE DECEMBER 31 EACH YEAR, THE DEPARTMENT OF**  
5 **PLANNING SHALL SUBMIT A REPORT ON THE BUILDING PERMIT INFORMATION**  
6 **COLLECTED UNDER THIS SECTION TO THE GOVERNOR AND, IN ACCORDANCE WITH**  
7 **§ 2-1257 OF THE STATE GOVERNMENT ARTICLE, THE GENERAL ASSEMBLY.**

8                   **(G) THE DEPARTMENT OF PLANNING MAY ADOPT REGULATIONS TO CARRY**  
9 **OUT THIS SECTION.**

10                   SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect July  
11 1, 2025.