

SENATE BILL 944

C9

5lr2302
CF HB 1193

By: **Senator Hettleman**

Introduced and read first time: January 28, 2025

Assigned to: Education, Energy, and the Environment

Committee Report: Favorable with amendments

Senate action: Adopted

Read second time: March 15, 2025

CHAPTER _____

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~~ counties to make certain ~~monthly~~
5 quarterly reports to the Department of Planning regarding housing development
6 permits issued by the local jurisdiction, beginning on a certain date; authorizing
7 municipalities to make certain quarterly reports to the Department regarding
8 housing development permits issued by the municipality, beginning on a certain
9 date; requiring the Department to make certain information public in a certain
10 manner; and generally relating to housing development permits.

11 BY repealing and reenacting, with amendments,
12 Article – Land Use
13 Section 7–105
14 Annotated Code of Maryland
15 (2012 Volume and 2024 Supplement)

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

18 **Article – Land Use**

19 7–105.

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 (a) ~~This~~ **EXCEPT AS PROVIDED IN SUBSECTION (C)(2) OF THIS SECTION,**
 2 **THIS** section applies only to a local jurisdiction with at least 150,000 residents.

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

9 (1) the total number of complete applications received by type;

10 (2) the total number of complete applications issued by type;

11 (3) the total number of complete applications rejected by type;

12 (4) the net total number of residential units approved;

13 (5) the mean and median processing times for permit applications and the
 14 standard deviation from the mean;

15 (6) the amount of time spent processing applications, including the time
 16 spent by agencies reviewing applications, by applicants making edits, and any public notice
 17 or comment time periods;

18 (7) any type of expedited permit application process that the local
 19 jurisdiction employed to accelerate residential housing development projects;

20 (8) the total number of residential housing development projects that
 21 benefited from an expedited permit application process in the local jurisdiction and which
 22 type of expedited process was used; and

23 (9) any other information the jurisdiction considers relevant.

24 (c) (1) ~~THIS SUBSECTION APPLIES ONLY TO A LOCAL JURISDICTION~~
 25 ~~THAT ISSUES AT LEAST 50 BUILDING OR DEVELOPMENT PERMITS FOR NEW~~
 26 ~~RESIDENTIAL UNITS EACH YEAR.~~

27 ~~(2)~~ **BEGINNING JANUARY 1, 2027, AND ON THE FIRST DAY OF EACH**
 28 **MONTH QUARTER THEREAFTER, EACH LOCAL JURISDICTION COUNTY SUBJECT TO**
 29 **THE REQUIREMENTS OF THIS SECTION SHALL REPORT TO THE DEPARTMENT OF**
 30 **PLANNING THE FOLLOWING INFORMATION FOR EACH BUILDING OR DEVELOPMENT**
 31 **PERMIT THAT INCLUDES A RESIDENTIAL HOUSING COMPONENT AS PART OF THE**
 32 **DEVELOPMENT ISSUED BY THE LOCAL JURISDICTION COUNTY DURING THE**
 33 **IMMEDIATELY PRECEDING MONTH QUARTER:**

- 1 **(I) THE PERMIT NUMBER;**
- 2 **(II) THE PERMIT APPROVAL DATE;**
- 3 **(III) THE DATE ON WHICH THE USE AND OCCUPANCY PERMIT**
4 **WAS ISSUED;**
- 5 **(IV) THE PARCEL TAX IDENTIFICATION NUMBER;**
- 6 **(V) THE SITE ADDRESS;**
- 7 **(VI) THE HOUSING TYPE AUTHORIZED UNDER THE PERMIT;**
- 8 **(VII) THE PERMIT TYPE;**
- 9 **(VIII) THE TOTAL NUMBER OF RESIDENTIAL UNITS AUTHORIZED**
10 **UNDER THE PERMIT;**
- 11 **(IX) A GENERAL DESCRIPTION OF THE WORK AUTHORIZED**
12 **UNDER THE PERMIT;**
- 13 **(X) THE TOTAL COST OF CONSTRUCTION; AND**
- 14 **(XI) ANY OTHER INFORMATION THE JURISDICTION CONSIDERS**
15 **RELEVANT.**

16 **(2) BEGINNING JANUARY 1, 2027, AND EACH QUARTER THEREAFTER,**
17 **EACH LOCAL MUNICIPALITY MAY REPORT THE INFORMATION UNDER PARAGRAPH**
18 **(1) OF THIS SUBSECTION TO THE DEPARTMENT OF PLANNING FOR EACH BUILDING**
19 **OR DEVELOPMENT PERMIT THAT INCLUDES A RESIDENTIAL HOUSING COMPONENT**
20 **AS PART OF THE DEVELOPMENT ISSUED BY THE LOCAL MUNICIPALITY DURING THE**
21 **IMMEDIATELY PRECEDING QUARTER.**

22 **(D) ON OR BEFORE JULY 1, 2027, AND AS THE INFORMATION BECOMES**
23 **AVAILABLE THEREAFTER, THE DEPARTMENT OF PLANNING SHALL PUBLISH THE**
24 **INFORMATION REPORTED BY LOCAL JURISDICTIONS UNDER ~~THIS~~ SUBSECTION (C)**
25 **OF THIS SECTION FOR THE IMMEDIATELY PRECEDING FISCAL YEAR:**

- 26 **(1) ON A PUBLIC, INTERACTIVE, AND SEARCHABLE WEBSITE;**
- 27 **(2) BY HOUSING TYPE, SPECIFICALLY LABELED AS SINGLE FAMILY,**
28 **TOWNHOUSES, APARTMENTS, DUPLEXES, TRIPLEXES, OR QUADPLEXES;**

1 **(3) BY THE TOTAL BUILT AND EXISTING HOUSING SUPPLY,**
2 **ORGANIZED BY HOUSING TYPE, IN EACH COUNTY IN THE STATE; AND**

3 **(4) BY DATA SOURCE.**

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

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

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

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

15 **(F) ON OR BEFORE DECEMBER 31 EACH YEAR, THE DEPARTMENT OF**
16 **PLANNING SHALL SUBMIT A REPORT ON THE BUILDING PERMIT INFORMATION**
17 **COLLECTED UNDER THIS SECTION TO THE GOVERNOR AND, IN ACCORDANCE WITH**
18 **§ 2–1257 OF THE STATE GOVERNMENT ARTICLE, THE GENERAL ASSEMBLY.**

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

21 SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect July
22 1, 2025.

Approved:

Governor.

President of the Senate.

Speaker of the House of Delegates.