

Chapter 582

(House Bill 1252)

AN ACT concerning

Department of Housing and Community Development – Montgomery County Study

MC 19–26

FOR the purpose of requiring the Department of Housing and Community Development to conduct a study and make recommendations regarding the availability and affordability of housing in Montgomery County; and generally relating to housing in Montgomery County.

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

(a) The Department of Housing and Community Development shall:

(1) study housing availability and affordability in Montgomery County; and

(2) make recommendations to increase housing availability and affordability in Montgomery County.

(b) In conducting the study and making the recommendations required under this section, the Department shall:

(1) identify the makeup of available housing in the county by unit type;

(2) identify any development prospects in the county; and

(3) determine the impact of regulations and market forces on Montgomery County’s housing supply.

(c) ~~The~~ Subject to subsection (d) of this section, the Department shall submit to the Maryland–National Capital Park and Planning Commission, the Montgomery County Planning Department, the Montgomery County Executive, the Montgomery County Council, and, in accordance with § 2–1257 of the State Government Article, the Montgomery County Delegation to the General Assembly:

(1) interim findings and recommendations under this section on or before:

(i) ~~November 30, 2026~~ February 1, 2027; and

(ii) ~~November 30, 2027~~ February 1, 2028; and

(2) a final report of its findings and recommendations under this section on or before ~~November 30, 2028~~ February 1, 2029.

(d) (1) The Department shall confer with the Montgomery County Department of Housing and Community Affairs, Department of Permitting Services, and Planning Department regarding data collection and analysis.

(2) Before issuing each of the reports required under subsection (c) of this section, the Department shall provide each of the entities listed in paragraph (1) of this subsection with an opportunity to provide a written response to its findings and recommendations and include any written response as an appendix to the report.

SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect July 1, 2026. It shall remain in effect for a period of 3 years and, and the end of June 30, 2029, this Act, with no further action required by the General Assembly, shall be abrogated and of no further force and effect.

Approved by the Governor, May 12, 2026.