

SB0829/443928/1

BY: Education, Energy, and the Environment Committee

AMENDMENTS TO SENATE BILL 829
(First Reading File Bill)

AMENDMENT NO. 1

On page 1, strike in their entirety lines 2 and 3 and substitute “~~Residential-in-Commercial-Zone Laws – Study~~”; and strike beginning with “certain” in line 5 down through the second “developments” in line 13 and substitute “requiring the Department of Housing and Community Development to study and make recommendations regarding laws to require certain local jurisdictions to allow certain residential or mixed-use developments as a permitted use on certain parcels or lots zoned for commercial use; and generally relating to residential-in-commercial-zone laws”.

On pages 1 and 2, strike in their entirety the lines beginning with line 14 on page 1 through line 5 on page 2, inclusive.

AMENDMENT NO. 2

On page 2, in line 7, strike “the Laws of Maryland read as follows”.

On pages 2 through 9, strike in their entirety the lines beginning with line 8 on page 2 through line 21 on page 9, inclusive, and substitute:

“(a) (1) In this section the following words have the meanings indicated.

(2) “Department” means the Department of Housing and Community Development.

(3) “Residential-in-commercial-zone (RICZ) law” means statewide legislation that requires local jurisdictions to allow multifamily residential or mixed-use developments as a permitted use in at least some commercially zoned areas.

SB0829/443928/01 Education, Energy, and the Environment Committee
Amendments to SB 829
Page 2 of 3

- (b) The Department shall conduct a study of RICZ laws, which shall include:
- (1) a summary and comparison of RICZ laws enacted by other states;
 - (2) an assessment of the impact of RICZ laws on:
 - (i) urban communities where there is already a mix of commercial and residential uses;
 - (ii) local infrastructure;
 - (iii) local economic development goals; and
 - (iv) housing production; and
 - (3) recommendations regarding appropriate requirements and restrictions applicable to multifamily residential and mixed-use development under RICZ laws, including recommendations regarding:
 - (i) off-street parking requirements;
 - (ii) allowed density;
 - (iii) first-floor nonresidential use requirements;
 - (iv) building height restrictions;
 - (v) the types of commercial areas appropriate for multifamily residential and mixed-use developments; and
 - (vi) special considerations for urban, suburban, and rural areas.

**SB0829/443928/01 Education, Energy, and the Environment Committee
Amendments to SB 829
Page 3 of 3**

(c) On or before December 1, 2026, the Department 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 9, in line 23, strike “October” and substitute “June”; and in the same line, after “2026.” insert “It shall remain effective for a period of 1 year and, at the end of May 31, 2027, this Act, with no further action required by the General Assembly, shall be abrogated and of no further force and effect.”.