

HOUSE BILL 99

L3, L6
HB 751/25 – ENT

(PRE-FILED)

6lr1144
CF 6lr1926

By: **Delegates Schindler and Fair**

Requested: October 9, 2025

Introduced and read first time: January 14, 2026

Assigned to: Government, Labor, and Elections

A BILL ENTITLED

1 AN ACT concerning

2 **Municipalities – Annexed Land – Land Use and Density**

3 FOR the purpose of altering the restrictions on a municipality, for a period following an
4 annexation of land, to authorize the development of certain annexed land for certain
5 land uses or certain densities without obtaining the express approval of the county
6 in which the municipality is located; altering the authority of a municipality to
7 authorize certain land uses or certain densities for certain annexed land with the
8 express approval of the county in which the municipality is located; and generally
9 relating to the use, development, and zoning classification of land annexed by a
10 municipality.

11 BY repealing and reenacting, with amendments,
12 Article – Local Government
13 Section 4–416
14 Annotated Code of Maryland
15 (2013 Volume and 2025 Supplement)

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

18 **Article – Local Government**

19 4–416.

20 (a) (1) Notwithstanding § 4–104(f) of this title, if an area is annexed to a
21 municipality that has planning and zoning authority at the time of annexation, the
22 municipality shall have exclusive jurisdiction over planning, subdivision control, and
23 zoning in the area annexed.

EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.

[Brackets] indicate matter deleted from existing law.



(2) Paragraph (1) of this subsection does not grant any planning or zoning power or subdivision control to a municipality that is not authorized to exercise planning or zoning power or subdivision control at the time of annexation.

(b) Without the express approval of the county commissioners or county council of the county in which the municipality is located, for 5 years after an annexation by a municipality, the municipality may not allow development of the annexed land for land uses substantially different than the authorized use, or at a substantially higher density, not exceeding 50%, than could be granted for the proposed development, in accordance with the [zoning classification of the county] **LAND USE RECOMMENDATIONS IN THE COMPREHENSIVE PLAN OF THE COUNTY OR MUNICIPALITY** applicable at the time of the annexation.

(c) Notwithstanding § 4–204 of the Land Use Article and if the county expressly approves, the municipality may place the annexed land in a zoning classification that allows a land use or density different from the land use or density specified in the [zoning classification of the county or agency with planning and zoning jurisdiction over the land prior to its annexation] **LAND USE RECOMMENDATIONS IN THE COMPREHENSIVE PLAN OF THE COUNTY OR MUNICIPALITY** applicable at the time of the annexation.

SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect October 1, 2026.