

SENATE BILL 267

L6, Q2, Q6

6lr1390
CF 6lr2313

By: **Senator Brooks**

Introduced and read first time: January 19, 2026

Assigned to: Education, Energy, and the Environment and Budget and Taxation

A BILL ENTITLED

1 AN ACT concerning

2 **Land Use – Residential Housing – Oversight, Regulation, and Taxation**
3 **(Building Affordably in My Back Yard Act)**

4 FOR the purpose of establishing certain policies and processes to facilitate the development
5 of residential housing in the State; requiring an entity that owns residential real
6 property in the State to make a certain certification to the Department of Housing
7 and Community Development; authorizing a local jurisdiction to establish an
8 administrative process to review, approve, modify, or deny certain housing
9 development project applications; requiring certain local jurisdictions and the
10 Maryland–National Capital Park and Planning Commission to establish processes
11 to evaluate the completeness of residential or mixed–use development project
12 applications; specifying the standards applicable to certain complete and approved
13 development project applications; providing for the establishment of certain housing
14 production targets; requiring certain local jurisdictions and the Commission to adopt
15 local project design guidelines for certain qualified affordable housing projects;
16 requiring local jurisdictions and the Commission to implement certain pre–approval
17 building permit application processes for standardized model home designs;
18 authorizing a county to reduce the fee or tax rate of certain housing–sensitive taxes
19 or fees imposed on a qualified affordable housing project; authorizing a county to
20 increase the fee or tax rate of certain housing–sensitive taxes or fees on classes of
21 property that are not part of a qualified affordable housing project; allowing a county
22 or municipality to require the payment of a certain percentage of certain
23 development excise taxes and development impact fees before a housing development
24 project is completed; limiting the entities from which a certain person may accept
25 offers on residential real property during a certain period of time; authorizing a
26 county, after making a certain determination, to impose a transfer tax on the
27 transfer of certain owner–occupied properties; authorizing the Mayor and City
28 Council of Baltimore or the governing body of a county to establish, by law, certain
29 subclasses of real property and to set a special property tax rate for the subclasses
30 of real property; requiring the Comptroller, in consultation with the State
31 Department of Assessments and Taxation, to evaluate and report on disincentives to

EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.

[Brackets] indicate matter deleted from existing law.



homeowners to downsize or transition to smaller homes; requiring the Department of Planning to conduct a study and publish a comprehensive report on housing infrastructure; requiring certain departments to conduct a comprehensive internal review of certain approval processes that impact housing; and generally relating to the oversight, regulation, development, and taxation of residential real estate.

BY adding to

Article – Housing and Community Development
Section 1–103
Annotated Code of Maryland
(2019 Replacement Volume and 2025 Supplement)

BY repealing and reenacting, with amendments,

Article – Land Use
Section 1–401 and 10–103
Annotated Code of Maryland
(2012 Volume and 2025 Supplement)

BY adding to

Article – Land Use
Section 7–106; and 12–101 through 12–404 to be under the new title “Title 12.
Housing Regulations, Targets, and Affordability”
Annotated Code of Maryland
(2012 Volume and 2025 Supplement)

BY adding to

Article – Local Government
Section 20–128
Annotated Code of Maryland
(2013 Volume and 2025 Supplement)

BY adding to

Article – Real Property
Section 10–804
Annotated Code of Maryland
(2023 Replacement Volume and 2025 Supplement)

BY repealing and reenacting, with amendments,

Article – Tax – Property
Section 6–202.1 and 6–302
Annotated Code of Maryland
(2019 Replacement Volume and 2025 Supplement)

BY adding to

Article – Tax – Property
Section 13–601 and 13–602 to be under the new subtitle “Subtitle 6. Transfer Tax on
Transfers of Owner–Occupied Properties”

Annotated Code of Maryland
(2019 Replacement Volume and 2025 Supplement)

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

Article – Housing and Community Development

1–103.

(A) IN THIS SECTION, “ENTITY” MEANS:

(1) A CORPORATION;

(2) A LIMITED LIABILITY COMPANY;

(3) A LIMITED LIABILITY PARTNERSHIP;

(4) A LIMITED PARTNERSHIP;

(5) A LIMITED LIABILITY LIMITED PARTNERSHIP;

(6) A PROFESSIONAL CORPORATION;

(7) A TRADE NAME FILER; OR

(8) A BUSINESS TRUST.

**(B) (1) AT LEAST ONCE PER YEAR, EACH ENTITY THAT OWNS
RESIDENTIAL REAL PROPERTY IN THE STATE SHALL FILE WITH THE DEPARTMENT
A CERTIFICATE DISCLOSING THE CORRECT CONTACT INFORMATION FOR A
REPRESENTATIVE OF THE ENTITY WHO HAS THE AUTHORITY TO COMMUNICATE
WITH THE PUBLIC ABOUT THE ENTITY.**

(2) THE CERTIFICATE SHALL BE:

(I) IN WRITING; AND

(II) AFFIRMED OR ACKNOWLEDGED UNDER OATH.

**(C) THE DEPARTMENT SHALL PROVIDE THE INFORMATION PROVIDED
UNDER SUBSECTION (B) OF THIS SECTION ON REQUEST BY A UNIT OF LOCAL
GOVERNMENT IN THE STATE.**

Article – Land Use

1–401.

(a) Except as provided in this section, this division does not apply to charter counties.

(b) The following provisions of this division apply to a charter county:

(1) this subtitle, including Parts II and III (Charter county – Comprehensive plans),

(2) § 1–101(l), (m), and (o) (Definitions – “Plan”, “Priority funding area”, and “Sensitive area”);

(3) § 1–201 (Visions);

(4) § 1–206 (Required education);

(5) § 1–207 (Annual report – In general);

(6) § 1–208 (Annual report – Measures and indicators);

(7) Title 1, Subtitle 3 (Consistency);

(8) Title 1, Subtitle 5 (Growth Tiers);

(9) § 4–104(c) (Limitations – Bicycle parking);

(10) § 4–104(d) (Limitations – Manufactured homes and modular dwellings);

(11) § 4–208 (Exceptions – Maryland Accessibility Code);

(12) § 4–210 (Permits and variances – Solar panels);

(13) § 4–211 (Change in zoning classification – Energy generating systems);

(14) § 4–212 (Agritourism);

(15) § 4–213 (Alcohol production);

(16) § 4–214 (Agricultural alcohol production);

(17) § 4–215 (Pollinator–friendly vegetation management);

(18) § 4–216 (Limitations – Family child care homes and large family child care homes);

(19) Title 4, Subtitle 5 (Accessory Dwelling Units);

(20) § 5–102(d) (Subdivision regulations – Burial sites);

(21) § 5–104 (Major subdivision – Review);

(22) Title 7, Subtitle 1 (Development Mechanisms);

(23) Title 7, Subtitle 2 (Transfer of Development Rights);

(24) except in Montgomery County or Prince George’s County, Title 7, Subtitle 3 (Development Rights and Responsibilities Agreements);

(25) Title 7, Subtitle 4 (Inclusionary Zoning);

(26) Title 7, Subtitle 5 (Housing Expansion and Affordability);

(27) § 8–401 (Conversion of overhead facilities);

(28) for Baltimore County only, Title 9, Subtitle 3 (Single–County Provisions – Baltimore County);

(29) for Frederick County only, Title 9, Subtitle 10 (Single–County Provisions – Frederick County);

(30) for Howard County only, Title 9, Subtitle 13 (Single–County Provisions – Howard County);

(31) for Talbot County only, Title 9, Subtitle 18 (Single–County Provisions – Talbot County); [and]

(32) Title 11, Subtitle 2 (Civil Penalty); AND

(33) TITLE 12 (HOUSING REGULATIONS, TARGETS, AND AFFORDABILITY).

(c) This section supersedes any inconsistent provision of Division II of this article.

7–106.

(A) (1) IN THIS SECTION THE FOLLOWING WORDS HAVE THE MEANINGS INDICATED.

(2) "HOUSING DEVELOPMENT PROJECT" MEANS THE NEW CONSTRUCTION OR SUBSTANTIAL RENOVATION OF A RESIDENTIAL REAL ESTATE PROJECT.

(3) "HOUSING DEVELOPMENT PROJECT APPLICATION" MEANS AN APPLICATION FOR A BUILDING PERMIT, CERTIFICATION, AUTHORIZATION, SITE PLAN APPROVAL, SUBDIVISION APPROVAL, CONCEPTUAL PLAN, OR ANY OTHER DETERMINATION BY A LOCAL JURISDICTION RELATING TO A HOUSING DEVELOPMENT PROJECT THAT HAS BEEN SUBMITTED TO A LOCAL JURISDICTION IN COMPLIANCE WITH APPLICABLE REQUIREMENTS.

(B) AFTER MAKING A DETERMINATION THAT THERE IS A SHORTAGE OF AFFORDABLE HOUSING IN A LOCAL JURISDICTION, THE GOVERNING BODY OF A LOCAL JURISDICTION MAY ESTABLISH, BY LOCAL LAW, AN ADMINISTRATIVE PROCESS TO REVIEW, APPROVE, MODIFY, OR DENY A HOUSING DEVELOPMENT PROJECT APPLICATION.

(C) A LOCAL LAW THAT ESTABLISHES AN ADMINISTRATIVE PROCESS UNDER SUBSECTION (B) OF THIS SECTION SHALL:

(1) DESIGNATE THE DEPARTMENT, OFFICIAL, OR STAFF THAT WILL IMPLEMENT THE ADMINISTRATIVE PROCESS;

(2) PROVIDE THE PROCEDURES, CRITERIA, AND CONDITIONS FOR THE ADMINISTRATIVE PROCESS;

(3) REQUIRE REASONABLE PUBLIC NOTICE AND OPPORTUNITY FOR PUBLIC COMMENT DURING THE ADMINISTRATIVE PROCESS; AND

(4) ESTABLISH A PROCESS TO APPEAL A DECISION MADE THROUGH THE ADMINISTRATIVE PROCESS.

(D) THIS SECTION MAY NOT BE CONSTRUED TO:

(1) LIMIT THE AUTHORITY OF A LOCAL JURISDICTION TO REVIEW, APPROVE, OR DENY ANY MATTER UNDER ITS JURISDICTION; OR

(2) UNLESS AUTHORIZED BY LOCAL LAW, TRANSFER THE AUTHORITY OF A LOCAL JURISDICTION TO MAKE A FINAL DECISION REGARDING A MATTER DECIDED THROUGH THE ADMINISTRATIVE PROCESS.

1 (a) Except as provided in this section, this division does not apply to Baltimore
2 City.

3 (b) The following provisions of this division apply to Baltimore City:

4 (1) this title;

5 (2) § 1–101(m) (Definitions – “Priority funding area”);

6 (3) § 1–101(o) (Definitions – “Sensitive area”);

7 (4) § 1–201 (Visions);

8 (5) § 1–206 (Required education);

9 (6) § 1–207 (Annual report – In general);

10 (7) § 1–208 (Annual report – Measures and indicators);

11 (8) Title 1, Subtitle 3 (Consistency);

12 (9) Title 1, Subtitle 4, Parts II and III (Home Rule Counties –
13 Comprehensive Plans; Implementation);

14 (10) § 4–104(c) (Limitations – Bicycle parking);

15 (11) § 4–104(d) (Limitations – Manufactured homes and modular dwellings);

16 (12) § 4–205 (Administrative adjustments);

17 (13) § 4–208 (Exceptions – Maryland Accessibility Code);

18 (14) § 4–210 (Permits and variances – Solar panels);

19 (15) § 4–211 (Change in zoning classification – Energy generating systems);

20 (16) § 4–215 (Pollinator–friendly vegetation management);

21 (17) § 4–216 (Limitations – Family child care homes and large family child
22 care homes);

23 (18) Title 4, Subtitle 5 (Accessory Dwelling Units);

24 (19) § 5–102(d) (Subdivision regulations – Burial sites);

25 (20) Title 7, Subtitle 1 (Development Mechanisms);

(21) Title 7, Subtitle 2 (Transfer of Development Rights);

(22) Title 7, Subtitle 3 (Development Rights and Responsibilities Agreements);

(23) Title 7, Subtitle 4 (Inclusionary Zoning);

(24) Title 7, Subtitle 5 (Housing Expansion and Affordability); [and]

(25) Title 11, Subtitle 2 (Civil Penalty); AND

(26) TITLE 12, SUBTITLE 4 (QUALIFIED AFFORDABLE HOUSING PROJECTS).

TITLE 12. HOUSING REGULATIONS, TARGETS, AND AFFORDABILITY.

SUBTITLE 1. DEFINITIONS.

12-101.

(A) IN THIS TITLE THE FOLLOWING WORDS HAVE THE MEANINGS INDICATED.

(B) “COMMISSION” MEANS THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION.

(C) “COMPLETE APPLICATION” MEANS THE INITIAL SUBMITTAL OF AN APPLICATION WITH ALL MATERIALS AND INFORMATION REQUIRED FOR PROCESSING AND SUBSTANTIVE REVIEW AS DEFINED AND DETERMINED BY THE LOCAL JURISDICTION OR THE COMMISSION.

(D) “MIXED-USE” MEANS ANY COMBINATION OF A RESIDENTIAL USE WITH RETAIL, COMMERCIAL, OFFICE, OR SERVICE USES IN THE SAME BUILDING OR ON THE SAME SITE, WITH PERCENTAGES, DETERMINED BY THE LOCAL JURISDICTION OR THE COMMISSION, ALLOCATED FOR EACH USE.

(E) “RESIDENTIAL” MEANS ANY USE APPROVED BY A LOCAL JURISDICTION OR THE COMMISSION THAT IS FOR EXISTING OR PROPOSED DWELLING UNITS.

SUBTITLE 2. REGULATORY AND CONSTRUCTION CERTAINTY.

12-201.

THIS SUBTITLE APPLIES ONLY TO:

(1) A COUNTY WITH A POPULATION OF AT LEAST 150,000 RESIDENTS, NOT INCLUDING ANY RESIDENTS OF A MUNICIPAL CORPORATION LOCATED WITHIN THE COUNTY; AND

(2) A MUNICIPAL CORPORATION.

12-202.

(A) (1) SUBJECT TO PARAGRAPH (2) OF THIS SUBSECTION, EACH LOCAL JURISDICTION AND THE COMMISSION SHALL ESTABLISH A PROCESS TO EVALUATE THE COMPLETENESS OF RESIDENTIAL OR MIXED-USE DEVELOPMENT PROJECT APPLICATIONS.

(2) (I) WITHIN 30 DAYS AFTER RECEIPT OF A HOUSING DEVELOPMENT PROJECT APPLICATION, A LOCAL JURISDICTION OR THE COMMISSION SHALL MAKE A DETERMINATION AS TO WHETHER THE APPLICATION IS A COMPLETE APPLICATION.

(II) AFTER MAKING A DETERMINATION UNDER THIS PARAGRAPH, THE LOCAL JURISDICTION OR THE COMMISSION SHALL:

1. PROMPTLY NOTIFY THE APPLICANT OF THE DETERMINATION AND THE DATE OF THE DETERMINATION; AND

2. IF THE LOCAL JURISDICTION OR THE COMMISSION HAS DETERMINED THAT THE APPLICATION IS NOT A COMPLETE APPLICATION, PROVIDE THE APPLICANT WITH A LIST OF DEFICIENCIES AND A TIME FRAME FOR CURING THE DEFICIENCIES.

(3) (I) IF DURING THE APPLICATION REVIEW PROCESS AN APPLICANT FAILS TO RESPOND TO A REQUEST FROM A LOCAL JURISDICTION OR THE COMMISSION FOR ADDITIONAL INFORMATION OR APPLICATION AMENDMENTS, THE PROVISIONS OF SUBSECTIONS (B) AND (C) OF THIS SECTION DO NOT APPLY TO THE APPLICATION.

(II) A LOCAL JURISDICTION OR THE COMMISSION SHALL ESTABLISH THE TIME FRAME FOR RESPONSES REQUIRED UNDER THIS PARAGRAPH BEFORE THE SUBMISSION OF THE APPLICATION.

(B) (1) FOR PURPOSES OF ESTABLISHING REGULATORY CERTAINTY, AFTER VERIFICATION BY A LOCAL JURISDICTION OR THE COMMISSION THAT A RESIDENTIAL OR MIXED-USE DEVELOPMENT PROJECT APPLICATION IS COMPLETE,

1 AND FOR A PERIOD NOT TO EXCEED 3 YEARS UNLESS EXTENDED BY THE LOCAL
2 JURISDICTION OR THE COMMISSION:

3 (I) A LOCAL JURISDICTION OR THE COMMISSION SHALL
4 PROCESS AND REVIEW ANY APPLICATION FOR ZONING, SUBDIVISION, OR LAND
5 DEVELOPMENT APPROVAL USING THE LAND USE REGULATIONS, ZONING
6 ORDINANCES, AND DEVELOPMENT STANDARDS IN EFFECT ON THE DATE THE
7 APPLICATION IS VERIFIED TO BE COMPLETE; AND

8 (II) THE STATE MAY NOT IMPOSE NEW REGULATORY
9 DEVELOPMENT STANDARDS ON THE RESIDENTIAL OR MIXED-USE DEVELOPMENT
10 PROJECT APPLICATION.

11 (2) FOR PURPOSES OF THIS SUBSECTION, LOCAL REGULATIONS
12 ESTABLISHING IMPACT FEES OR DEVELOPMENT EXCISE TAXES MAY NOT BE
13 CONSIDERED LAND USE REGULATIONS, ZONING ORDINANCES, OR DEVELOPMENT
14 STANDARDS.

15 (C) FOR THE PURPOSE OF ESTABLISHING CONSTRUCTION CERTAINTY,
16 AFTER RECEIPT OF FINAL APPROVAL OF A RESIDENTIAL OR MIXED-USE
17 DEVELOPMENT PROJECT APPLICATION BY A LOCAL JURISDICTION OR THE
18 COMMISSION:

19 (1) THE LOCAL JURISDICTION OR THE COMMISSION MAY NOT IMPOSE
20 NEW DEVELOPMENT STANDARDS OR DOWNZONE LAND DURING THE APPROVAL
21 PERIOD OF THE DEVELOPMENT PROJECT APPLICATION; AND

22 (2) THE LOCAL JURISDICTION, THE COMMISSION, OR THE STATE MAY
23 NOT IMPOSE NEW DEVELOPMENT STANDARDS DURING THE APPROVAL PERIOD OF
24 THE DEVELOPMENT PROJECT APPLICATION.

25 (D) NOTHING IN THIS SECTION MAY BE CONSTRUED TO:

26 (1) PREVENT THE APPLICATION OF REGULATIONS THAT ARE
27 ADOPTED IN ACCORDANCE WITH APPLICABLE LAW AND NECESSARY TO PROTECT
28 PUBLIC HEALTH AND SAFETY;

29 (2) EXTEND ANY ADEQUATE PUBLIC FACILITY APPROVAL
30 REQUIREMENTS BEYOND THE TIME FRAME APPROVED BY THE LOCAL JURISDICTION
31 OR THE COMMISSION;

1 **(3) ALLOW A RESIDENTIAL OR MIXED-USE DEVELOPMENT PROJECT**
2 **TO BEGIN OR CONTINUE CONSTRUCTION IF THE ADEQUATE PUBLIC FACILITY**
3 **APPROVAL HAS EXPIRED;**

4 **(4) PREVENT THE EXPIRATION OF AN APPROVAL OF A RESIDENTIAL**
5 **OR MIXED-USE DEVELOPMENT PROJECT APPLICATION OR PERMIT IN ACCORDANCE**
6 **WITH THE LAWS OR REGULATIONS OF THE STATE, A LOCAL JURISDICTION, OR THE**
7 **COMMISSION; OR**

8 **(5) LIMIT THE ABILITY OF A LOCAL JURISDICTION OR THE**
9 **COMMISSION TO:**

10 **(I) EXTEND THE DURATION OF A VALID PERMIT FOR A**
11 **RESIDENTIAL OR MIXED-USE DEVELOPMENT PROJECT;**

12 **(II) EXECUTE A DEVELOPMENT RIGHTS AND RESPONSIBILITIES**
13 **AGREEMENT UNDER TITLE 7, SUBTITLE 3 AND TITLE 25, SUBTITLE 5 OF THIS**
14 **ARTICLE; OR**

15 **(III) APPROVE A ZONING TEXT AMENDMENT, APPLICATION FOR**
16 **REZONING, OR OTHER LOCAL EQUIVALENT TO INCREASE THE DENSITY OF A**
17 **RESIDENTIAL OR MIXED-USE DEVELOPMENT PROJECT BEYOND THE MAXIMUM**
18 **ALLOWABLE AMOUNT AT THE TIME A COMPLETE APPLICATION IS VERIFIED.**

19 **(E) THE REQUIREMENTS OF THIS SECTION APPLY TO A LOCAL**
20 **JURISDICTION AND THE COMMISSION ONLY TO THE EXTENT THAT THE**
21 **REQUIREMENTS DO NOT CONFLICT WITH OTHER STATE OR FEDERAL LAWS OR**
22 **REGULATIONS.**

23 **SUBTITLE 3. HOUSING PRODUCTION TARGETS.**

24 **12-301.**

25 **(A) ON OR BEFORE JANUARY 1, 2031, AND EACH JANUARY 1 FOLLOWING A**
26 **UNITED STATES DECENNIAL CENSUS THROUGH JANUARY 1, 2051, THE GOVERNOR**
27 **OR THE GOVERNOR'S DESIGNEE SHALL ESTABLISH HOUSING PRODUCTION TARGETS**
28 **FOR:**

29 **(1) THE STATE;**

30 **(2) EACH COUNTY; AND**

1 **(3) EACH MUNICIPAL CORPORATION THAT EXERCISES ZONING OR**
2 **PLANNING AUTHORITY.**

3 **(B) IN ESTABLISHING THE HOUSING PRODUCTION TARGETS UNDER**
4 **SUBSECTION (A) OF THIS SECTION, THE GOVERNOR SHALL:**

5 **(1) ANALYZE DATA AND FORECASTS RELATED TO:**

6 **(I) EMPLOYMENT DEMAND;**

7 **(II) HOUSING DEMAND;**

8 **(III) POPULATION GROWTH;**

9 **(IV) INFRASTRUCTURE CAPACITY AND CONSTRAINTS; AND**

10 **(V) ANY OTHER RELATED INFORMATION;**

11 **(2) CONSULT WITH EACH LOCAL JURISDICTION THAT MAY HAVE**
12 **HOUSING PRODUCTION TARGETS ESTABLISHED UNDER SUBSECTION (A) OF THIS**
13 **SECTION; AND**

14 **(3) CONSULT WITH THE COMMISSION ABOUT HOUSING PRODUCTION**
15 **TARGETS THAT MAY BE ESTABLISHED WITHIN THE COMMISSION'S JURISDICTION.**

16 **(C) THE GOVERNOR SHALL:**

17 **(1) REEVALUATE AND REVISE THE ESTABLISHED HOUSING**
18 **PRODUCTION TARGETS; AND**

19 **(2) IN CONSULTATION WITH THE MARYLAND ASSOCIATION OF**
20 **COUNTIES AND THE MARYLAND MUNICIPAL LEAGUE, DEVELOP METRICS TO**
21 **MEASURE THE PROGRESS TOWARD THE HOUSING PRODUCTION TARGETS.**

22 **(D) (1) THE GOVERNOR SHALL PUBLISH THE CURRENT HOUSING**
23 **PRODUCTION TARGETS ESTABLISHED UNDER THIS SECTION ON THE GOVERNOR'S**
24 **WEBSITE AND NOTIFY EACH APPLICABLE LOCAL JURISDICTION AND THE**
25 **COMMISSION OF THE TARGETS IN A TIMELY MANNER.**

26 **(2) THE PUBLICATION UNDER THIS SUBSECTION SHALL PROVIDE A**
27 **SUPPORTING BASIS FOR THE HOUSING PRODUCTION TARGETS THAT ARE**
28 **ESTABLISHED.**

1 **(3) WITHIN 1 MONTH AFTER THE PUBLICATION OF HOUSING**
2 **PRODUCTION TARGETS, THE GOVERNOR SHALL SUBMIT, IN ACCORDANCE WITH §**
3 **2-1257 OF THE STATE GOVERNMENT ARTICLE, A REPORT ON THE INFORMATION**
4 **PUBLISHED REGARDING HOUSING PRODUCTION TARGETS TO THE GENERAL**
5 **ASSEMBLY.**

6 **(E) (1) ON OR BEFORE JANUARY 1 FOLLOWING PUBLICATION OF THE**
7 **HOUSING PRODUCTION TARGETS AND ON OR BEFORE JANUARY 1 EACH YEAR**
8 **THEREAFTER, THE GOVERNOR SHALL PUBLISH A REPORT THAT:**

9 **(I) IDENTIFIES THE HOUSING PRODUCTION TARGETS FOR THE**
10 **STATE AND EACH LOCAL JURISDICTION;**

11 **(II) ASSESSES THE CUMULATIVE PROGRESS AND THE PROGRESS**
12 **FOR THE PRIOR YEAR OF THE STATE AND EACH LOCAL JURISDICTION TOWARD**
13 **MEETING APPLICABLE HOUSING PRODUCTION TARGETS USING THE METRICS**
14 **DEVELOPED UNDER SUBSECTION (C)(2) OF THIS SECTION;**

15 **(III) FOR ANY HOUSING PRODUCTION TARGET THAT THE**
16 **GOVERNOR DETERMINES IS NOT PRACTICABLY MEASURED BY THE METRICS**
17 **DEVELOPED UNDER SUBSECTION (C)(2) OF THIS SECTION, INCLUDES AN**
18 **EXPLANATION THAT THE HOUSING PRODUCTION TARGET MAY NOT BE PRACTICABLY**
19 **MEASURED AND A DESCRIPTION OF THE STATUS TOWARD ACHIEVING THE HOUSING**
20 **PRODUCTION TARGET; AND**

21 **(IV) PROVIDES A SUPPORTING BASIS FOR ANY ALTERATION TO**
22 **AN ESTABLISHED HOUSING PRODUCTION TARGET.**

23 **(2) (I) THE GOVERNOR SHALL PUBLISH THE REPORT ON THE**
24 **GOVERNOR'S WEBSITE AND NOTIFY EACH APPLICABLE LOCAL JURISDICTION AND**
25 **THE COMMISSION OF THE REPORT IN A TIMELY MANNER.**

26 **(II) WITHIN 1 MONTH AFTER THE PUBLICATION OF THE REPORT**
27 **REQUIRED IN PARAGRAPH (1) OF THIS SUBSECTION, THE GOVERNOR SHALL SUBMIT**
28 **THE REPORT, IN ACCORDANCE WITH § 2-1257 OF THE STATE GOVERNMENT**
29 **ARTICLE, TO THE GENERAL ASSEMBLY.**

30 **12-302.**

31 **(A) (1) IF THE COMMISSION OR A LOCAL JURISDICTION DISAGREES WITH**
32 **THE HOUSING PRODUCTION TARGET ESTABLISHED UNDER § 12-301 OF THIS**
33 **SUBTITLE, THE LOCAL JURISDICTION MAY PROPOSE AN ALTERNATIVE HOUSING**
34 **PRODUCTION TARGET IN ACCORDANCE WITH THIS SECTION.**

1 **(2) WITHIN 180 DAYS AFTER THE GOVERNOR PROVIDES THE NOTICE**
2 **REQUIRED UNDER § 12-301(D)(1) OF THIS SUBTITLE, THE COMMISSION OR A LOCAL**
3 **JURISDICTION SHALL NOTIFY THE GOVERNOR OF THE LOCAL JURISDICTION'S**
4 **PROPOSED ALTERNATIVE HOUSING PRODUCTION TARGET BY SUBMITTING WRITTEN**
5 **JUSTIFICATION THAT INCLUDES:**

6 **(I) LOCAL DATA ON HOUSING NEED AND DEMAND;**

7 **(II) PLANNING AND ZONING CAPACITY;**

8 **(III) INFRASTRUCTURE AVAILABILITY OR CONSTRAINTS;**

9 **(IV) ENVIRONMENTAL OR TOPOGRAPHIC LIMITATIONS; AND**

10 **(V) ANY OTHER RELEVANT LOCAL CONSIDERATIONS.**

11 **(B) (1) ON RECEIPT OF A PROPOSED ALTERNATIVE HOUSING**
12 **PRODUCTION TARGET, THE GOVERNOR SHALL:**

13 **(I) REVIEW THE SUBMISSION FOR CONSISTENCY WITH**
14 **STATEWIDE GOALS AND METHODOLOGIES USED TO DETERMINE THE LOCAL**
15 **JURISDICTION'S HOUSING PRODUCTION TARGET; AND**

16 **(II) CONSIDER THE WRITTEN JUSTIFICATION PROVIDED BY THE**
17 **LOCAL JURISDICTION.**

18 **(C) (1) WITHIN 30 DAYS AFTER RECEIPT OF THE PROPOSED**
19 **ALTERNATIVE HOUSING PRODUCTION TARGET, THE GOVERNOR SHALL ISSUE A**
20 **WRITTEN DECISION ADOPTING, MODIFYING, OR REJECTING THE PROPOSED**
21 **ALTERNATIVE HOUSING PRODUCTION TARGET.**

22 **(2) IF THE GOVERNOR DOES NOT ADOPT, REJECT, OR MODIFY THE**
23 **ALTERNATIVE HOUSING PRODUCTION TARGET WITHIN 30 DAYS AFTER RECEIPT OF**
24 **THE PROPOSED ALTERNATIVE HOUSING PRODUCTION TARGET, THE PROPOSED**
25 **ALTERNATIVE SHALL BE DEEMED APPROVED.**

26 **(3) IF THE GOVERNOR MODIFIES OR REJECTS THE PROPOSED**
27 **ALTERNATIVE HOUSING PRODUCTION TARGET, THE LOCAL JURISDICTION MAY**
28 **REQUEST A CONFERENCE WITH THE GOVERNOR'S OFFICE TO REVIEW AND**
29 **CONSIDER ALTERNATIVE HOUSING PRODUCTION TARGETS.**

1 **(4) IF THE GOVERNOR AND THE LOCAL JURISDICTION DO NOT AGREE**
2 **ON A HOUSING PRODUCTION TARGET, THE GOVERNOR SHALL:**

3 **(I) DETERMINE THE HOUSING PRODUCTION TARGET FOR THE**
4 **LOCAL JURISDICTION; AND**

5 **(II) INCLUDE THE LOCAL JURISDICTION'S PROPOSED**
6 **ALTERNATIVE HOUSING PRODUCTION TARGET AND THE JUSTIFICATION FOR THE**
7 **TARGET AS AN APPENDIX TO THE ANNUAL REPORT REQUIRED UNDER § 12-301(D)**
8 **OF THIS SUBTITLE.**

9 **SUBTITLE 4. QUALIFIED AFFORDABLE HOUSING PROJECTS.**

10 **12-401.**

11 **(A) IN THIS SUBTITLE THE FOLLOWING WORDS HAVE THE MEANINGS**
12 **INDICATED.**

13 **(B) "AFFORDABLE DWELLING UNIT" MEANS A DWELLING UNIT THAT IS**
14 **AFFORDABLE TO HOUSEHOLDS EARNING 60% OR LESS OF THE AREA MEDIAN**
15 **INCOME.**

16 **(C) "AREA MEDIAN INCOME" MEANS THE MEDIAN HOUSEHOLD INCOME FOR**
17 **THE AREA ADJUSTED FOR HOUSEHOLD SIZE AS PUBLISHED AND ANNUALLY**
18 **UPDATED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT.**

19 **(D) "HOUSING-SENSITIVE FEE" MEANS A DEVELOPMENT IMPACT FEE**
20 **AUTHORIZED UNDER TITLE 20, SUBTITLE 7 OF THE LOCAL GOVERNMENT ARTICLE**
21 **OR ANY OTHER LAW.**

22 **(E) (1) "HOUSING-SENSITIVE TAX" INCLUDES:**

23 **(I) A DEVELOPMENT EXCISE TAX AUTHORIZED UNDER TITLE**
24 **20, SUBTITLE 8 OF THE LOCAL GOVERNMENT ARTICLE OR ANY OTHER PUBLIC**
25 **GENERAL OR PUBLIC LOCAL LAW;**

26 **(II) THE RECORDATION TAX IMPOSED UNDER TITLE 12 OF THE**
27 **TAX – PROPERTY ARTICLE; AND**

28 **(III) THE COUNTY TRANSFER TAX AUTHORIZED UNDER TITLE 13,**
29 **SUBTITLE 4 OF THE TAX – PROPERTY ARTICLE.**

(2) “HOUSING-SENSITIVE TAX” DOES NOT INCLUDE A TAX AUTHORIZED OR IMPOSED BY:

(I) A COUNTY CHARTER; OR

(II) A PUBLIC LOCAL LAW THAT AUTHORIZES GENERAL TAXING AUTHORITY.

(F) “QUALIFIED AFFORDABLE HOUSING PROJECT” MEANS A RESIDENTIAL PROJECT THAT:

(1) CONSISTS OF NEW CONSTRUCTION OR SUBSTANTIAL RENOVATION, AS ANNUALLY ESTABLISHED AND IDENTIFIED BY THE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT IN THE MULTIFAMILY RENTAL FINANCING PROGRAM GUIDE;

(2) CONTAINS AT LEAST 25% OF UNITS THAT ARE AFFORDABLE; AND

(3) IS DEED-RESTRICTED TO INCLUDE 25% OF UNITS THAT ARE AFFORDABLE DWELLING UNITS FOR A PERIOD OF AT LEAST 40 YEARS.

12-402.

THIS SUBTITLE APPLIES ONLY TO:

(1) A COUNTY WITH A POPULATION OF AT LEAST 150,000 RESIDENTS, NOT INCLUDING ANY RESIDENTS OF A MUNICIPAL CORPORATION LOCATED WITHIN THE COUNTY; AND

(2) A MUNICIPAL CORPORATION.

12-403.

(A) (1) ON OR BEFORE JULY 1, 2027, EACH LOCAL JURISDICTION AND THE COMMISSION SHALL ADOPT LOCAL PROJECT DESIGN GUIDELINES FOR QUALIFIED AFFORDABLE HOUSING PROJECTS THAT INCLUDE REQUIREMENTS CONCERNING:

(I) PARKING;

(II) MAXIMUM HEIGHT;

(III) SETBACK;

(IV) LOT AREA;

(V) OPEN SPACE;

(VI) INTERNAL VEHICLE AND PEDESTRIAN MOVEMENT;

(VII) LANDSCAPING;

(VIII) LIGHTING;

(IX) ARCHITECTURE; AND

(X) SIGNAGE.

(2) THIS SUBSECTION MAY NOT BE CONSTRUED TO PROHIBIT A LOCAL JURISDICTION OR THE COMMISSION FROM REQUIRING A QUALIFIED AFFORDABLE HOUSING PROJECT APPLICATION TO COMPLY WITH STANDARDS THAT ARE MORE DETAILED OR STRINGENT THAN LOCAL PROJECT DESIGN GUIDELINES.

(B) (1) ON OR BEFORE JULY 1, 2027, EACH LOCAL JURISDICTION AND THE COMMISSION SHALL IMPLEMENT A PRE-APPROVAL BUILDING PERMIT APPLICATION PROCESS FOR STANDARDIZED MODEL HOME DESIGNS.

(2) THE PROCESS REQUIRED UNDER THIS SUBSECTION SHALL:

(I) ALLOW BUILDERS AND DEVELOPERS TO SUBMIT MODEL HOME DESIGNS FOR REVIEW AND APPROVAL BEFORE THE SUBMISSION OF INDIVIDUAL BUILDING PERMIT APPLICATIONS;

(II) ENSURE THAT APPROVED MODEL PLANS ARE RETAINED BY THE LOCAL JURISDICTION OR THE COMMISSION FOR REFERENCE AND REUSE THROUGHOUT THE DURATION OF ANY DEVELOPMENT PROJECT;

(III) ELIMINATE REDUNDANT PLAN REVIEWS FOR EACH SUBSEQUENT PERMIT APPLICATION USING AN APPROVED MODEL DESIGN, PROVIDED THAT NO SUBSTANTIVE CHANGES ARE MADE TO THE APPLICATION;

(IV) REDUCE PERMIT PROCESSING TIMES FOR PRODUCTION HOMES IN APPROVED SUBDIVISIONS; AND

(V) MAINTAIN COMPLIANCE WITH APPLICABLE BUILDING CODES, ZONING REGULATIONS, AND DESIGN STANDARDS.

1 12-404.

2 (A) NOTWITHSTANDING ANY OTHER PROVISION OF LAW THAT LIMITS A
3 HOUSING-SENSITIVE TAX OR HOUSING-SENSITIVE FEE, ON A FINDING BY A COUNTY
4 THAT THE COUNTY HAS A SHORTFALL IN TOTAL HOUSING UNITS OR A CLASS OF
5 AFFORDABLE HOUSING UNITS THE COUNTY MAY ESTABLISH, BY LOCAL LAW:

6 (1) A REDUCED HOUSING-SENSITIVE TAX RATE OR
7 HOUSING-SENSITIVE FEE FOR A QUALIFIED AFFORDABLE HOUSING PROJECT; OR

8 (2) AN EXEMPTION FOR A QUALIFIED AFFORDABLE HOUSING
9 PROJECT.

10 (B) A LOCAL LAW THAT ESTABLISHES A REDUCED RATE OR EXEMPTION
11 UNDER SUBSECTION (A) OF THIS SECTION SHALL BE OF LIMITED DURATION OR
12 SUBJECT TO TERMINATION BASED ON QUANTIFIABLE FACTORS THAT DETERMINE
13 THE EXISTENCE OF A SHORTFALL IN TOTAL HOUSING UNITS OR A CLASS OF
14 AFFORDABLE HOUSING UNITS IN THE COUNTY.

15 (C) NOTWITHSTANDING ANY OTHER PROVISION OF LAW THAT LIMITS A
16 HOUSING-SENSITIVE TAX OR HOUSING-SENSITIVE FEE, A COUNTY THAT ADOPTS A
17 REDUCED HOUSING-SENSITIVE TAX RATE UNDER SUBSECTION (A) OF THIS SECTION
18 MAY ESTABLISH HIGHER HOUSING-SENSITIVE TAX RATES OR HOUSING-SENSITIVE
19 FEES FOR CLASSES OF REAL PROPERTY THAT ARE NOT PART OF A QUALIFIED
20 AFFORDABLE HOUSING PROJECT.

21 Article – Local Government

22 20-128.

23 (A) (1) IN THIS SECTION THE FOLLOWING WORDS HAVE THE MEANINGS
24 INDICATED.

25 (2) “DEVELOPMENT EXCISE TAX” MEANS AN EXCISE TAX IMPOSED BY
26 A COUNTY OR MUNICIPALITY ON THE CONSTRUCTION OR IMPROVEMENT OF A
27 BUILDING.

28 (3) “DEVELOPMENT IMPACT FEE” MEANS A FEE IMPOSED BY A
29 COUNTY OR MUNICIPALITY FOR THE PURPOSE OF FINANCING THE CAPITAL COSTS
30 OF ADDITIONAL OR EXPANDED PUBLIC WORKS, IMPROVEMENTS, AND FACILITIES
31 REQUIRED TO ACCOMMODATE NEW CONSTRUCTION OR DEVELOPMENT.

(B) THIS SECTION APPLIES ONLY TO:

(1) BALTIMORE CITY;

(2) A COUNTY WITH A POPULATION OF AT LEAST 150,000 RESIDENTS, NOT INCLUDING ANY RESIDENTS OF A MUNICIPALITY WITHIN THE COUNTY; AND

(3) A MUNICIPALITY.

(C) (1) A COUNTY OR MUNICIPALITY MAY REQUIRE UP TO 50% OF THE FULL PAYMENT OF A DEVELOPMENT EXCISE TAX OR DEVELOPMENT IMPACT FEE IMPOSED ON A RESIDENTIAL UNIT, INCLUDING A RESIDENTIAL UNIT THAT IS PART OF A MIXED-USE PROJECT, AS A PRECONDITION FOR THE ISSUANCE OF A BUILDING PERMIT.

(2) A COUNTY OR MUNICIPALITY MAY REQUIRE THE REMAINING OR FULL PAYMENT OF A DEVELOPMENT EXCISE TAX OR DEVELOPMENT IMPACT FEE IMPOSED ON A RESIDENTIAL UNIT, INCLUDING A RESIDENTIAL UNIT THAT IS PART OF A MIXED-USE PROJECT AS A PRECONDITION BEFORE THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY, OCCUPANCY PERMIT, OR OTHER LOCAL EQUIVALENT APPLICABLE TO THE RESIDENTIAL UNIT.

Article – Real Property

10–804.

(A) (1) IN THIS SECTION THE FOLLOWING WORDS HAVE THE MEANINGS INDICATED.

(2) “COMMUNITY DEVELOPMENT ORGANIZATION” HAS THE MEANING STATED IN § 6–201 OF THE HOUSING AND COMMUNITY DEVELOPMENT ARTICLE.

(3) “REAL ESTATE ENTERPRISE” MEANS A BUSINESS THAT:

(I) IS CONDUCTED BY ONE OR MORE INDIVIDUALS;

(II) OWNS REAL PROPERTY, INCLUDING IN A TENANCY BY THE ENTIRETY; AND

(III) IS INVOLVED IN BUYING, SELLING, LEASING, OR MANAGING REAL PROPERTY.

(B) (1) THIS SECTION APPLIES ONLY TO THE SALE OF IMPROVED, SINGLE-FAMILY RESIDENTIAL REAL PROPERTY.

(2) THIS SECTION DOES NOT APPLY TO A SALE IN AN ACTION TO FORECLOSE A MORTGAGE, A DEED OF TRUST, OR ANY OTHER LIEN.

(C) DURING THE FIRST 30 DAYS AFTER A PERSON OFFERS A PROPERTY SUBJECT TO THIS SECTION FOR SALE TO A THIRD PARTY, THE PERSON MAY ACCEPT AN OFFER TO PURCHASE THE PROPERTY MADE ONLY BY:

(1) AN INDIVIDUAL;

(2) A COMMUNITY DEVELOPMENT ORGANIZATION;

(3) A NONPROFIT ORGANIZATION; OR

(4) A REAL ESTATE ENTERPRISE THAT OWNS AN INTEREST IN LESS THAN 3% OF ALL RESIDENTIAL REAL PROPERTY LOCATED WITHIN THE COUNTY IN WHICH THE PROPERTY IS LOCATED.

Article – Tax – Property

SUBTITLE 6. TRANSFER TAX ON TRANSFERS OF OWNER-OCCUPIED PROPERTIES.
13-601.

IN THIS SUBTITLE, “OWNER-OCCUPIED PROPERTY”:

(1) MEANS REAL PROPERTY THAT IS USED AS THE PRIMARY RESIDENCE BY THE OWNER OF THE REAL PROPERTY;

(2) INCLUDES A PROPERTY THAT IS ELIGIBLE FOR THE HOMESTEAD PROPERTY TAX CREDIT AUTHORIZED UNDER § 9-105 OF THE TAX – PROPERTY ARTICLE; AND

(3) DOES NOT INCLUDE REAL PROPERTY THAT IS RENTED OR HELD FOR INVESTMENT PURPOSES.

13-602.

(A) (1) ON A FINDING BY A COUNTY THERE IS A SHORTFALL IN TOTAL HOUSING UNITS OR A CLASS OF AFFORDABLE HOUSING UNITS THE COUNTY MAY ESTABLISH, BY LOCAL LAW, A TAX ON THE TRANSFER OF OWNER-OCCUPIED

1 PROPERTY IF FOLLOWING THE TRANSFER THE PROPERTY IS NO LONGER
2 OWNER-OCCUPIED.

3 (2) THE TAX AUTHORIZED UNDER PARAGRAPH (1) OF THIS
4 SUBSECTION IS IN ADDITION TO THE AUTHORITY TO IMPOSE A TRANSFER TAX
5 AUTHORIZED UNDER THIS TITLE.

6 (3) THE RATE OF THE TAX AUTHORIZED UNDER PARAGRAPH (1) OF
7 THIS SUBSECTION MAY NOT EXCEED 5% OF THE CONSIDERATION PAYABLE FOR THE
8 TRANSFER.

9 (B) IF A TRANSFER OF A PROPERTY RESULTS IN A PORTION OF THE
10 PROPERTY BEING OWNER-OCCUPIED AND A PORTION OF THE PROPERTY NOT BEING
11 OWNER-OCCUPIED, THE TAX APPLIES TO THE CONSIDERATION PAID FOR THE
12 PORTION OF THE PROPERTY THAT WILL NOT BE OWNER-OCCUPIED PROPERTY.

13 SECTION 2. AND BE IT FURTHER ENACTED, That the Laws of Maryland read
14 as follows:

15 **Article – Tax – Property**

16 6–202.1.

17 (A) The Mayor and City Council of Baltimore City or the governing body of a
18 county may establish, by law, a subclass of real property consisting of vacant lots or
19 improved property cited as vacant and unfit for habitation or other authorized use on a
20 housing or building violation notice.

21 (B) (1) THE MAYOR AND CITY COUNCIL OF BALTIMORE CITY OR THE
22 GOVERNING BODY OF A COUNTY MAY ESTABLISH, BY LAW, A SUBCLASS OF REAL
23 PROPERTY LOCATED IN A PRIORITY FUNDING AREA, AS DESIGNATED IN TITLE 5,
24 SUBTITLE 7B OF THE STATE FINANCE AND PROCUREMENT ARTICLE, THAT
25 CONSISTS OF UNDEVELOPED, UNDERUTILIZED, OR VACANT LAND THAT IS ZONED
26 FOR RESIDENTIAL OR MIXED-USE DEVELOPMENT.

27 (2) A LAW AUTHORIZED UNDER PARAGRAPH (1) OF THIS SUBSECTION
28 THAT ESTABLISHES A SUBCLASS OF REAL PROPERTY SHALL:

29 (I) DEFINE UNDEVELOPED, UNDERUTILIZED, AND VACANT
30 LAND; AND

31 (II) BE DESIGNED TO DISCOURAGE SPECULATIVE
32 LANDHOLDING AND PROMOTE TIMELY DEVELOPMENT CONSISTENT WITH THE
33 LOCAL MASTER PLAN AND INFRASTRUCTURE SUPPORT.

(C) (1) IN THIS SUBSECTION, “PRINCIPAL RESIDENCE” MEANS A PROPERTY THAT AN INDIVIDUAL PRIMARILY RESIDES IN AND IS THE ADDRESS LISTED ON THE INDIVIDUAL’S VOTING CARD, DRIVER’S LICENSE, AND INCOME TAX RETURN.

(2) THE MAYOR AND CITY COUNCIL OF BALTIMORE CITY OR THE GOVERNING BODY OF A COUNTY MAY ESTABLISH, BY LAW, A SUBCLASS OF REAL PROPERTY THAT IS:

(I) RESIDENTIAL REAL PROPERTY THAT IS NOT THE OWNER’S PRINCIPAL RESIDENCE; AND

(II) OWNED BY AN INDIVIDUAL OR ENTITY THAT OWNS AT LEAST 20 RESIDENTIAL REAL PROPERTIES WITHIN BALTIMORE CITY OR THE COUNTY.

(3) A LOCAL LAW THAT ESTABLISHES A SUBCLASS OF REAL PROPERTY UNDER PARAGRAPH (2) OF THIS SUBSECTION MAY NOT INCLUDE REAL PROPERTY THAT IS:

(I) ACTIVELY RENTED AT AFFORDABLE HOUSING RATES AS DEFINED BY THE LOCAL LAW; OR

(II) SUBJECT TO HOUSING AFFORDABILITY COVENANTS OR SUBSIDIES.

6–302.

(a) Except as otherwise provided in this section and after complying with § 6–305 of this subtitle, in each year after the date of finality and before the following June 20, the Mayor and City Council of Baltimore City or the governing body of each county annually shall set the tax rate for the next taxable year on all assessments of property subject to that county’s property tax.

(b) (1) Except as provided in [subsection (c)] SUBSECTIONS (C), (E), AND (F) of this section and §§ 6–305 and 6–306 of this subtitle:

(i) there shall be a single county property tax rate for all real property subject to county property tax except for operating real property described in § 8–109(c) of this article; and

(ii) the county tax rate applicable to personal property and the operating real property described in § 8–109(c) of this article shall be no more than 2.5 times the rate for real property.

(2) Paragraph (1) of this subsection does not affect a special rate prevailing in a taxing district or part of a county.

(c) (1) The Mayor and City Council of Baltimore City or the governing body of a county may set a special rate for a vacant lot or improved property cited as vacant and unfit for habitation or other authorized use on a housing or building violation notice.

(2) On or before December 1 each year, the Mayor and City Council of Baltimore City or the governing body of a county that enacts a special rate under paragraph (1) of this subsection shall report to the Department of Housing and Community Development and, in accordance with § 2–1257 of the State Government Article, to the General Assembly on:

(i) the special rate set under paragraph (1) of this subsection;

(ii) the number of properties to which the special rate applies;

(iii) the revenue change resulting from the special rate;

(iv) the use of the revenue from the special rate; and

(v) whether properties subject to the special rate are viable for adaptive reuse, as defined in § 1–102 of the Housing and Community Development Article, and plans to convert viable properties.

(d) The Mayor and City Council of Baltimore City may, by law, impose on real property that would otherwise be exempt from property tax under § 7–202 or § 7–204 of this article the general property tax rate set under subsection (b)(1)(i) of this section and the special rate authorized under subsection (c)(1) of this section if the real property is:

(1) a vacant lot; or

(2) improved property cited as vacant and unfit for habitation or other authorized use on a housing or building violation notice.

(E) (1) THE MAYOR AND CITY COUNCIL OF BALTIMORE CITY OR THE GOVERNING BODY OF A COUNTY MAY SET A SPECIAL RATE FOR REAL PROPERTY LOCATED IN A PRIORITY FUNDING AREA, AS DESIGNATED IN TITLE 5, SUBTITLE 7B OF THE STATE FINANCE AND PROCUREMENT ARTICLE, THAT CONSISTS OF UNDEVELOPED, UNDERUTILIZED, OR VACANT LAND THAT IS ZONED FOR RESIDENTIAL OR MIXED–USE DEVELOPMENT.

(2) THE REVENUE FROM THE SPECIAL RATE AUTHORIZED UNDER PARAGRAPH (1) OF THIS SUBSECTION MAY BE USED ONLY FOR AFFORDABLE HOUSING PROGRAMS, SCHOOL CONSTRUCTION, AND PURPOSES DIRECTLY RELATED TO FACILITATING HOUSING CONSTRUCTION.

(F) (1) IN THIS SUBSECTION, “PRINCIPAL RESIDENCE” MEANS A PROPERTY THAT AN INDIVIDUAL PRIMARILY RESIDES IN AND IS THE ADDRESS LISTED ON THE INDIVIDUAL’S VOTING CARD, DRIVER’S LICENSE, AND INCOME TAX RETURN.

(2) THE MAYOR AND CITY COUNCIL OF BALTIMORE CITY OR THE GOVERNING BODY OF A COUNTY MAY SET A SPECIAL RATE FOR REAL PROPERTY THAT IS:

(I) RESIDENTIAL REAL PROPERTY THAT IS NOT THE OWNER’S PRINCIPAL RESIDENCE; AND

(II) OWNED BY AN INDIVIDUAL OR ENTITY THAT OWNS AT LEAST 20 RESIDENTIAL REAL PROPERTIES WITHIN BALTIMORE CITY OR THE COUNTY.

(3) THE REVENUE FROM THE SPECIAL RATE AUTHORIZED UNDER PARAGRAPH (2) OF THIS SUBSECTION MAY BE USED ONLY FOR AFFORDABLE HOUSING PROGRAMS, SCHOOL CONSTRUCTION, AND PURPOSES DIRECTLY RELATED TO FACILITATING HOUSING CONSTRUCTION.

SECTION 3. AND BE IT FURTHER ENACTED, That:

(a) On or before December 31, 2027, the Comptroller, in consultation with the State Department of Assessments and Taxation, shall evaluate and report to the Governor and, in accordance with § 2–1257 of the State Government Article, the General Assembly, on changes to State–level tax policies to reduce the disincentives to homeowners, including older adults and families, to downsize or transition to smaller and more affordable homes.

(b) The report required under subsection (a) of this section shall:

(1) include recommendations regarding capital gains taxation and tax deferrals or exemptions; and

(2) consider the impact of property tax reassessment practices and housing turnover rates.

SECTION 4. AND BE IT FURTHER ENACTED, That:

(a) (1) The Department of Planning shall conduct a study and publish a comprehensive report on housing infrastructure to assess how existing and planned infrastructure systems support or constrain housing development across the State.

(2) The comprehensive report on housing infrastructure shall be organized into the following four primary parts:

- (i) water and sewer infrastructure;
- (ii) school facility capacity;
- (iii) transportation infrastructure; and
- (iv) policy recommendations.

(b) (1) The water and sewer infrastructure part of the report shall:

(i) evaluate the interrelationship between current and projected housing development patterns and the availability, condition, and capacity of water and wastewater infrastructure; and

(ii) include an analysis of:

- 1. existing public water and sewer service areas, including coverage gaps;
- 2. capacity constraints of wastewater treatment plants;
- 3. the availability and sustainability of private wells;
- 4. the use and environmental impact of septic systems; and
- 5. the age, condition, and maintenance needs of water and sewer infrastructure.

(2) The Department of Planning shall consult and coordinate with the following entities in developing the water and sewer infrastructure part of the report:

- (i) the Department of Environment;
- (ii) the Maryland Department of Health;
- (iii) the Department of Housing and Community Development;
- (iv) the Maryland Municipal League;
- (v) the Maryland Association of Counties;
- (vi) the Maryland Building Industry Association;
- (vii) the Maryland Association of Housing and Community Development Agencies;

(viii) the Maryland Association of Municipal Wastewater Agencies;
and

(ix) the Washington Suburban Sanitary Commission.

(c) (1) The school facility capacity part of the report shall:

(i) assess the impact of housing development on public school capacity across jurisdictions, including the ability of local education systems to accommodate projected student enrollment growth associated with new housing; and

(ii) include an analysis of:

1. local and regional school facility utilization and capacity;
2. enrollment projections linked to housing development trends;
3. State and local school construction funding processes; and
4. the adequacy of current school capacity assessment methods.

(2) The Department of Planning shall consult and coordinate with the following entities in developing the school facility capacity part of the report:

- (i) the Interagency Commission on School Construction;
- (ii) the State Department of Education;
- (iii) the Public School Superintendents' Association of Maryland;
- (iv) the Maryland Association of Board of Education; and
- (v) the Maryland Association of Counties.

(d) (1) The transportation infrastructure part of the report shall:

(i) analyze how access to safe, reliable, and efficient transportation infrastructure influences housing development; and

(ii) include an analysis of:

1. the capacity and condition of existing road networks and transit services;

1 (a) In this section, “qualified affordable housing project” has the meaning stated
2 in § 12–401 of the Land Use Article as enacted by Section 1 of this Act.

3 (b) The following State departments shall conduct a comprehensive internal
4 review of any existing process, procedure, regulation, policy, or approval requirement under
5 the department’s jurisdiction that impacts the permitting, review, funding, or development
6 of housing in the State:

7 (1) the Department of Agriculture;

8 (2) the Department of the Environment;

9 (3) the Maryland Department of Health;

10 (4) the Department of Housing and Community Development;

11 (5) the Maryland Department of Labor;

12 (6) the Department of Natural Resources;

13 (7) the Department of Planning; and

14 (8) the Department of Transportation.

15 (c) (1) A comprehensive internal review for each department required under
16 subsection (b) of this section shall:

17 (i) evaluate the department’s review periods and identify instances
18 where the department consistently utilizes the maximum statutory or regulatory review
19 period and recommend bifurcated review periods to expedite approvals for simple or
20 low–risk housing projects;

21 (ii) evaluate the interpretation of laws, regulations, or other
22 standards that unnecessarily restrict housing projects and identify opportunities to provide
23 greater flexibility or alternative compliance mechanisms for existing interpretations of
24 laws, regulations, or other standards that unnecessarily restrict housing projects;

25 (iii) identify and evaluate overlapping or duplicative review
26 processes including the necessity of a review process where public infrastructure currently
27 services the housing project;

28 (iv) evaluate opportunities for permit coordination and joint
29 applications to improve coordination across departments and local governments including
30 coordination between the Department of the Environment, the Maryland Department of
31 Health, the Department of Natural Resources, and local governments for the review of
32 permits related to wetlands and stormwater management;

(v) identify and evaluate tailored, streamlined, or alternative requirements for qualified affordable housing projects particularly in priority funding areas and for projects that involve infill, redevelopment, or affordable housing;

(vi) identify opportunities to delegate project review responsibilities performed by State entities to local governments;

(vii) identify technical barriers to housing projects that unnecessarily delay housing projects and recommend alternatives;

(viii) identify State policies that prevent the funding or approval of desirable housing types and recommend alternatives; and

(ix) recommend updates to streamline or provide flexibility in the application of regulations related to critical areas and forest conservation requirements to housing development and qualified affordable housing projects;

(2) The Maryland Department of Labor shall include in the Department's comprehensive internal review a review of all building code requirements including energy efficiency requirements, fire sprinkler or suppression mandates, and building performance standards, and recommend requirements that should be modified, streamlined, or suspended.

(d) (1) Departments required to conduct a comprehensive internal review under this section shall, to the extent practicable, coordinate with other departments to align reforms and reduce redundant reviews.

(2) Departments with overlapping or similar responsibilities, including the Department of the Environment, the Maryland Department of Health, the Department of Natural Resources, and the State Department of Transportation, shall jointly identify options to consolidate or parallel track the departments' reviews.

(e) (1) On or before December 31, 2026, each department required to prepare a comprehensive internal review under subsection (b) of this section shall submit an interim report to the Governor and, in accordance with § 2-1257 of the State Government Article, the General Assembly, that includes:

(i) a list of the department's policies and procedures that have been reviewed;

(ii) a summary of the delays or inefficiencies identified;

(iii) recommended statutory, regulatory, or procedural reforms;

(iv) a timeline for implementation of any internal reforms; and

(v) any legislative or budgetary requests necessary to implement any reforms.

(2) (i) On or before July 1, 2027, each department required to prepare a comprehensive internal review under subsection (b) of this section shall submit a final report on the comprehensive internal review to the Department of Planning.

(ii) On or before December 31, 2027, the Department of Planning shall compile the final reports submitted under subparagraph (i) of this paragraph and submit the compiled consolidated report to the Governor and, in accordance with § 2-1257 of the State Government Article, the General Assembly.

(iii) The Department of Planning shall make the consolidated report publicly available.

SECTION 6. AND BE IT FURTHER ENACTED, That, if any provision of this Act or the application of any provision of this Act to any person or circumstance is held invalid for any reason in a court of competent jurisdiction, the invalidity does not affect other provisions or any other application of this Act that can be given effect without the invalid provision or application, and for this purpose the provisions of this Act are declared severable.

SECTION 7. AND BE IT FURTHER ENACTED, That Section 2 of this Act shall be applicable to all taxable years beginning after June 30, 2026.

SECTION 8. AND BE IT FURTHER ENACTED, That Sections 1, 3, 4, 5, 6, and 7 of this Act shall take effect October 1, 2026.

SECTION 9. AND BE IT FURTHER ENACTED, That, except as provided in Section 8 of this Act, this Act shall take effect June 1, 2026.