

# SENATE BILL 389

R2, Q8

6lr0333  
CF HB 894

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By: **The President (By Request – Administration) and Senators Augustine, Beidle, Brooks, Charles, Harris, Hettleman, King, Lam, Love, ~~and Zucker~~ Gile, and Zucker**

Introduced and read first time: January 27, 2026

Assigned to: Finance and Education, Energy, and the Environment

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Committee Report: Favorable with amendments

Senate action: Adopted

Read second time: March 4, 2026

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## CHAPTER \_\_\_\_\_

1 AN ACT concerning

2 **Land Use – Transit–Oriented Development – Alterations**  
3 **(Maryland Transit and Housing Opportunity Act)**

4 FOR the purpose of providing for the automatic designation of certain transit–oriented  
5 developments as enterprise zones, subject to certain conditions; requiring the  
6 Maryland Economic Development Corporation to prioritize certain redevelopment  
7 projects when making loans under the Strategic Infrastructure Revolving Loan  
8 Program; altering the authority of local legislative bodies to regulate land use  
9 planning on land located near certain transit stations; delaying the collection of  
10 certain development excise taxes and development impact fees for certain residential  
11 real estate projects; ~~adding the use of project labor agreements as a scoring~~  
12 ~~preference for projects financed by the Transit–Oriented Development Capital Grant~~  
13 ~~and Revolving Loan Fund; applying certain provisions of this Act retroactively;~~ and  
14 generally relating to transit–oriented development.

15 BY renumbering

16 Article – Economic Development

17 Section 5–709

18 to be Section 5–710

19 Annotated Code of Maryland

20 (2024 Replacement Volume and 2025 Supplement)

21 BY repealing and reenacting, without amendments,

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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 Article – Economic Development  
 2 Section 5–701(a) and 10–134(b)  
 3 Annotated Code of Maryland  
 4 (2024 Replacement Volume and 2025 Supplement)

5 BY repealing and reenacting, with amendments,  
 6 Article – Economic Development  
 7 Section 5–701(d), ~~5–707(e)(1)~~, and 10–134(d)  
 8 Annotated Code of Maryland  
 9 (2024 Replacement Volume and 2025 Supplement)

10 BY adding to  
 11 Article – Economic Development  
 12 Section 5–709  
 13 Annotated Code of Maryland  
 14 (2024 Replacement Volume and 2025 Supplement)

15 BY repealing and reenacting, without amendments,  
 16 Article – Land Use  
 17 Section 1–101(a) and (g) and 7–501(a) and (i)  
 18 Annotated Code of Maryland  
 19 (2012 Volume and 2025 Supplement)

20 BY repealing and reenacting, with amendments,  
 21 Article – Land Use  
 22 Section 1–401(b), 4–104, and 10–103(b)  
 23 Annotated Code of Maryland  
 24 (2012 Volume and 2025 Supplement)

25 BY adding to  
 26 Article – Local Government  
 27 Section 20–128  
 28 Annotated Code of Maryland  
 29 (2013 Volume and 2025 Supplement)

30 ~~BY repealing and reenacting, with amendments,  
 31 Article – Transportation  
 32 Section 7–1204(b)(2)  
 33 Annotated Code of Maryland  
 34 (2020 Replacement Volume and 2025 Supplement)~~

35 SECTION 1. BE IT ENACTED BY THE GENERAL ASSEMBLY OF MARYLAND,  
 36 That Section(s) 5–709 of Article – Economic Development of the Annotated Code of  
 37 Maryland be renumbered to be Section(s) 5–710.

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

1 **Article – Economic Development**

2 **5–701.**

3 (a) In this subtitle the following words have the meanings indicated.

4 (d) “Enterprise zone” means an area:

5 (1) that meets the requirements of § 5–704(a) of this subtitle and is  
6 designated as an enterprise zone by the Secretary under § 5–704(b) of this subtitle;

7 **(2) (I) DESIGNATED AS A TRANSIT-ORIENTED DEVELOPMENT**  
8 **UNDER § 7–101 OF THE TRANSPORTATION ARTICLE; AND**

9 **(II) THAT IS SERVED BY A RAIL TRANSIT STATION THAT**  
10 **RECEIVES AT LEAST HOURLY SERVICE ON AVERAGE FROM 8:00 A.M. UNTIL 6:00 P.M.**  
11 **MONDAY THROUGH FRIDAY;**

12 **[(2)] (3)** designated as an enterprise zone by the United States  
13 government under 42 U.S.C. §§ 11501 through 11505; or

14 **[(3)] (4)** designated as an empowerment zone or enterprise community by  
15 the United States government under 26 U.S.C. §§ 1391 through 1397F.

16 **5–707.**

17 (e) (1) (i) Notwithstanding subsection (d) of this section, except for a  
18 business entity certified to receive a property tax credit under § 9–103 of the Tax – Property  
19 Article for a tax year beginning before July 1, 2008, a business entity located in an  
20 enterprise zone may not receive the incentives and initiatives set forth in subsection (a)(1)  
21 and (2) of this section if the entity is located on land or within improvements owned by the  
22 federal government, the State, a county, or a municipal corporation unless the business  
23 entity has first utilized all applicable property tax exemptions under Title 7 of the Tax –  
24 Property Article, including entering into any available payment in lieu of tax agreement.

25 (ii) Subparagraph (i) of this paragraph does not apply to a business  
26 entity leasing land or improvements owned by the Maryland Economic Development  
27 Corporation OR THE MARYLAND DEPARTMENT OF TRANSPORTATION.

28 **5–709.**

29 **(A) (1) ~~AN~~ SUBJECT TO PARAGRAPH (2) OF THIS SUBSECTION, AN AREA**  
30 **DESIGNATED AS A TRANSIT-ORIENTED DEVELOPMENT UNDER § 7–101 OF THE**  
31 **TRANSPORTATION ARTICLE BEFORE OCTOBER 1, 2026, THAT IS SERVED BY A RAIL**  
32 **TRANSIT STATION THAT RECEIVES AT LEAST HOURLY SERVICE ON AVERAGE FROM**

1 **8:00 A.M. UNTIL 6:00 P.M. MONDAY THROUGH FRIDAY ~~SHALL~~ MAY** AUTOMATICALLY  
 2 **BE DESIGNATED AS AN ENTERPRISE ZONE UNDER THE PROVISIONS OF THIS**  
 3 **SUBTITLE NOTWITHSTANDING THE LIMIT ON THE NUMBER OF ENTERPRISE ZONES**  
 4 **THAT THE SECRETARY MAY DESIGNATE UNDER § 5-704(B) OF THIS SUBTITLE.**

5 **(2) THE LOCAL GOVERNMENT OR MULTICOUNTY AGENCY WITH LAND**  
 6 **USE AND PLANNING RESPONSIBILITY FOR THE AREA THAT REQUESTED THE AREA**  
 7 **BE DESIGNATED AS A TRANSIT-ORIENTED DEVELOPMENT SHALL APPROVE THE**  
 8 **DESIGNATION OF THE AREA AS AN ENTERPRISE ZONE.**

9 **(B) (1) SUBJECT TO PARAGRAPH (2) OF THIS SUBSECTION, AN AREA**  
 10 **DESIGNATED AS A TRANSIT-ORIENTED DEVELOPMENT UNDER § 7-101 OF THE**  
 11 **TRANSPORTATION ARTICLE ON OR AFTER OCTOBER 1, 2026, THAT IS SERVED BY A**  
 12 **RAIL TRANSIT STATION THAT RECEIVES AT LEAST HOURLY SERVICE ON AVERAGE**  
 13 **FROM 8:00 A.M. UNTIL 6:00 P.M. MONDAY THROUGH FRIDAY SHALL**  
 14 **AUTOMATICALLY BE DESIGNATED AS AN ENTERPRISE ZONE NOTWITHSTANDING THE**  
 15 **LIMIT ON THE NUMBER OF ENTERPRISE ZONES THAT THE SECRETARY MAY**  
 16 **DESIGNATE UNDER § 5-704(B) OF THIS SUBTITLE.**

17 **(2) (I) AT THE TIME A TRANSIT-ORIENTED DEVELOPMENT AREA IS**  
 18 **DESIGNATED, THE LOCAL GOVERNMENT OR MULTICOUNTY AGENCY WITH LAND USE**  
 19 **AND PLANNING RESPONSIBILITY FOR THE AREA THAT REQUESTED THE AREA BE**  
 20 **DESIGNATED AS A TRANSIT-ORIENTED DEVELOPMENT MAY ELECT NOT TO**  
 21 **DESIGNATE THE AREA AS AN ENTERPRISE ZONE.**

22 **(II) AN ELECTION MADE UNDER SUBPARAGRAPH (I) OF THIS**  
 23 **PARAGRAPH SHALL BE DONE, IN WRITING, TO THE SUSTAINABLE GROWTH**  
 24 **SUBCABINET ESTABLISHED UNDER § 9-1403 OF THE STATE GOVERNMENT**  
 25 **ARTICLE.**

26 10-134.

27 (b) (1) There is a Strategic Infrastructure Revolving Loan Program in the  
 28 Maryland Economic Development Corporation.

29 (2) The purpose of the Program is to make loans for targeted investments  
 30 in real estate and infrastructure projects to support transformative place-making, enhance  
 31 transit-oriented development, enhance community development, and achieve inclusive and  
 32 equitable economic growth objectives, with a focus on bringing underutilized assets into  
 33 performance and generating revenue.

34 (d) (1) An applicant for a loan under this section shall submit to the  
 35 Corporation an application on the form that the Corporation requires.

36 (2) The application shall include:

- 1 (i) a detailed strategic plan for the targeted investment;
- 2 (ii) the amount of money required for the activities described in the  
3 strategic plan;
- 4 (iii) the money available to the applicant without financial assistance  
5 from the Program;
- 6 (iv) the amount of financial assistance requested from the Program;
- 7 (v) information relating to the financial status of the applicant,  
8 including, if applicable:
- 9 1. a current balance sheet;
- 10 2. a profit and loss statement; and
- 11 3. credit references; and
- 12 (vi) any other relevant information that the Corporation requests.
- 13 (3) An applicant is eligible for a loan under the Program for projects located  
14 in a sustainable community, priority funding area, or transit-oriented development area.
- 15 (4) The Corporation shall establish an Advisory Loan Committee to review  
16 loan applications and make recommendations to the Corporation on approval.
- 17 (5) In making loans, the Corporation shall prioritize projects that:
- 18 (i) activate underutilized property owned by the government and  
19 institutions;
- 20 (ii) **REDEVELOP ~~STATE-OWNED~~ LAND CONTIGUOUS TO RAIL**  
21 **TRANSIT STATIONS THAT IS OWNED BY THE STATE, BALTIMORE CITY, OR THE**  
22 **WASHINGTON METROPOLITAN AREA TRANSIT AUTHORITY;**
- 23 (III) offer significant development or redevelopment value;
- 24 [(iii)] (IV) leverage private investment; and
- 25 [(iv)] (V) have the potential for significant job growth or retention.
- 26 (6) Loans may be used:
- 27 (i) to acquire property, including vacant sites;

1 (ii) for design and development of a project; and

2 (iii) for rehabilitation, construction, and demolition.

3 **Article – Land Use**

4 1–101.

5 (a) In this division the following words have the meanings indicated.

6 (g) (1) “Legislative body” means the elected body of a local jurisdiction.

7 (2) “Legislative body” includes:

8 (i) the board of county commissioners;

9 (ii) the county council; and

10 (iii) the governing body of a municipal corporation.

11 1–401.

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

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

15 (2) § 1–101(l), (m), and (o) (Definitions – “Plan”, “Priority funding area”,  
16 and “Sensitive area”);

17 (3) § 1–201 (Visions);

18 (4) § 1–206 (Required education);

19 (5) § 1–207 (Annual report – In general);

20 (6) § 1–208 (Annual report – Measures and indicators);

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

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

23 (9) § 4–104(c) (Limitations – [Bicycle parking] **PARKING**);

24 (10) § 4–104(d) (Limitations – Manufactured homes and modular dwellings);

1           **(11) § 4-104(E) (LIMITATIONS – MIXED-USE DEVELOPMENT);**

2           **(12) § 4-104(F) (LIMITATIONS – ~~STATE-OWNED LAND~~ LAND FOR**  
3 **TRANSPORTATION USE);**

4           **[(11)] (13) § 4-208 (Exceptions – Maryland Accessibility Code);**

5           **[(12)] (14) § 4-210 (Permits and variances – Solar panels);**

6           **[(13)] (15) § 4-211 (Change in zoning classification – Energy generating**  
7 **systems);**

8           **[(14)] (16) § 4-212 (Agritourism);**

9           **[(15)] (17) § 4-213 (Alcohol production);**

10          **[(16)] (18) § 4-214 (Agricultural alcohol production);**

11          **[(17)] (19) § 4-215 (Pollinator-friendly vegetation management);**

12          **[(18)] (20) § 4-216 (Limitations – Family child care homes and large family**  
13 **child care homes);**

14          **[(19)] (21) Title 4, Subtitle 5 (Accessory Dwelling Units);**

15          **[(20)] (22) § 5-102(d) (Subdivision regulations – Burial sites);**

16          **[(21)] (23) § 5-104 (Major subdivision – Review);**

17          **[(22)] (24) Title 7, Subtitle 1 (Development Mechanisms);**

18          **[(23)] (25) Title 7, Subtitle 2 (Transfer of Development Rights);**

19          **[(24)] (26) except in Montgomery County or Prince George’s County, Title**  
20 **7, Subtitle 3 (Development Rights and Responsibilities Agreements);**

21          **[(25)] (27) Title 7, Subtitle 4 (Inclusionary Zoning);**

22          **[(26)] (28) Title 7, Subtitle 5 (Housing Expansion and Affordability);**

23          **[(27)] (29) § 8-401 (Conversion of overhead facilities);**

24          **[(28)] (30) for Baltimore County only, Title 9, Subtitle 3 (Single-County**  
25 **Provisions – Baltimore County);**

1            ~~[(29)]~~ **(31)** for Frederick County only, Title 9, Subtitle 10 (Single-County  
2 Provisions – Frederick County);

3            ~~[(30)]~~ **(32)** for Howard County only, Title 9, Subtitle 13 (Single-County  
4 Provisions – Howard County);

5            ~~[(31)]~~ **(33)** for Talbot County only, Title 9, Subtitle 18 (Single-County  
6 Provisions – Talbot County); and

7            ~~[(32)]~~ **(34)** Title 11, Subtitle 2 (Civil Penalty).

8 4–104.

9            (a) **(1)** IN THIS SECTION THE FOLLOWING WORDS HAVE THE MEANINGS  
10 INDICATED.

11            **(2)** “ADEQUATE PARKING STUDY” MEANS A DATA-SUPPORTED  
12 ANALYSIS PREPARED FOR A DEVELOPMENT BY A LOCAL JURISDICTION TO  
13 EVALUATE WHETHER ONE OR MORE PARKING REQUIREMENTS, PARKING RATIOS, OR  
14 PARKING MANAGEMENT STANDARDS POTENTIALLY IMPOSED ON A DEVELOPMENT  
15 ARE JUSTIFIED TO ADDRESS LOCAL PARKING ISSUES.

16            ~~(2)~~ **(3)** “MIXED-USE” HAS THE MEANING STATED IN § 7-501 OF  
17 THIS ARTICLE.

18            ~~(3)~~ **(4)** [In this section, “modular] **“MODULAR dwelling”** means a  
19 building assembly or system of building subassemblies designed for habitation as a  
20 dwelling for one or more individuals:

21            **(1)** **(I)** that includes the necessary electrical, plumbing, heating,  
22 ventilating, and other service systems;

23            **(2)** **(II)** that is made or assembled by a manufacturer on or off the  
24 building site for installation, or assembly and installation, on the building site; and

25            **(3)** **(III)** installed and set up according to the manufacturer’s instructions  
26 on an approved foundation and support system.

27            (b) **(1)** The powers granted to a local jurisdiction under this subtitle do not:

28            **(1)** **(I)** grant the local jurisdiction powers in any substantive area not  
29 otherwise granted to the local jurisdiction by any other public general or public local law;

30            **(2)** **(II)** restrict the local jurisdiction from exercising any power granted  
31 to the local jurisdiction by any other public general or public local law or otherwise;

1            [(3)] (III) authorize the local jurisdiction or its officers to engage in any  
2 activity that is beyond their power under any other public general or public local law or  
3 otherwise; or

4            [(4)] (IV) preempt or supersede the regulatory authority of any unit of the  
5 State under any public general law.

6            **(2) SUBSECTIONS (C)(2) AND (E) OF THIS SECTION DO NOT APPLY TO:**

7            **(I) A RAIL STATION LOCATED ON THE CAMPUS OF AN**  
8 **INSTITUTION OF HIGHER EDUCATION, AS DEFINED IN § 10-101 OF THE EDUCATION**  
9 **ARTICLE; OR**

10            **(II) PROPERTY THAT:**

11            **1. IS PARTIALLY LOCATED OUTSIDE:**

12            **A. FOR THE PROVISIONS IN SUBSECTION (C)(2) OF THIS**  
13 **SECTION, 0.25 MILES OF THE RAIL TRANSIT STATION; OR**

14            **B. FOR THE PROVISIONS IN SUBSECTION (E) OF THIS**  
15 **SECTION, 0.5 MILES OF THE RAIL TRANSIT STATION; OR**

16            **2. IS IN AN AREA THAT WAS ZONED FOR SINGLE-FAMILY**  
17 **RESIDENTIAL USE ON JANUARY 1, 2026.**

18            (c) (1) (I) If a legislative body regulates off-street parking, the legislative  
19 body shall require space for the parking of bicycles in a manner that the legislative body  
20 considers appropriate.

21            [(2)] (II) A legislative body may allow a reduction in the number of  
22 required automobile parking spaces based on the availability of space for parking bicycles.

23            **(2) A EXCEPT AS PROVIDED IN PARAGRAPH (3) OF THIS SUBSECTION,**  
24 **A LEGISLATIVE BODY OR OTHER LOCAL AGENCY WITH LAND USE AUTHORITY MAY**  
25 **NOT IMPOSE A MINIMUM OFF-STREET PARKING REQUIREMENT ON A RESIDENTIAL**  
26 **OR MIXED-USE DEVELOPMENT THAT IS LOCATED WITHIN 0.25 MILES OF A RAIL**  
27 **TRANSIT STATION THAT RECEIVES AT LEAST HOURLY SERVICE ON AVERAGE FROM**  
28 **8:00 A.M. UNTIL 6:00 P.M. MONDAY THROUGH FRIDAY.**

29            **(3) (I) A LEGISLATIVE BODY OR OTHER LOCAL AGENCY WITH LAND**  
30 **USE AUTHORITY MAY IMPOSE A MINIMUM OFF-STREET PARKING REQUIREMENT ON**  
31 **A RESIDENTIAL OR MIXED-USE DEVELOPMENT THAT IS LOCATED WITHIN 0.25 MILES**

1 OF A RAIL TRANSIT STATION THAT RECEIVES AT LEAST HOURLY SERVICE ON  
 2 AVERAGE FROM 8:00 A.M. UNTIL 6:00 P.M. MONDAY THROUGH FRIDAY IF:

3 1. THE LEGISLATIVE BODY OR OTHER LOCAL AGENCY  
 4 HAS PERFORMED AN ADEQUATE PARKING STUDY WITHIN THE 3 YEARS PRIOR TO  
 5 THE SUBMISSION OF A DEVELOPMENT APPLICATION; AND

6 2. THE DEPARTMENT OF TRANSPORTATION  
 7 CONCURRED IN THE FINDINGS OF THE ADEQUATE PARKING STUDY.

8 (II) 1. THE DEPARTMENT OF TRANSPORTATION SHALL  
 9 PROVIDE ITS DECISION ON THE FINDINGS OF THE ADEQUATE PARKING STUDY  
 10 WITHIN 45 DAYS AFTER THE FINDINGS ARE SUBMITTED TO THE DEPARTMENT.

11 2. FAILURE TO PROVIDE A DECISION WITHIN 45 DAYS  
 12 SHALL BE DEEMED AS THE DEPARTMENT OF TRANSPORTATION CONCURRING WITH  
 13 THE FINDINGS OF THE ADEQUATE PARKING STUDY.

14 (d) A legislative body may not prohibit the placement of a new manufactured  
 15 home or modular dwelling in a zone that allows single-family residential uses if the home  
 16 or dwelling:

17 (1) (i) meets the definition of modular dwelling under subsection (a) of  
 18 this section; or

19 (ii) meets the definition of a manufactured home in § 9-102(a) of the  
 20 Commercial Law Article and is, or will be after purchase, converted to real property in  
 21 accordance with Title 8B, Subtitle 2 of the Real Property Article; or

22 (2) is located on land:

23 (i) currently or previously owned by the federal government;

24 (ii) greater than 80 acres in size; and

25 (iii) that was the site of a former U.S. military reservation.

26 (E) A LOCAL JURISDICTION'S ZONING REGULATIONS SHALL ALLOW  
 27 MIXED-USE DEVELOPMENT ON LAND DESIGNATED FOR RESIDENTIAL USE OR  
 28 APPROPRIATE COMMERCIAL USE FOR MIXED-USE DEVELOPMENT WITHIN 0.5 MILES  
 29 OF A RAIL TRANSIT STATION THAT RECEIVES AT LEAST HOURLY SERVICE ON  
 30 AVERAGE FROM 8:00 A.M. UNTIL 6:00 P.M. MONDAY THROUGH FRIDAY.

31 (F) FOR ~~STATE-OWNED~~ LAND THAT IS OWNED BY THE STATE, BALTIMORE  
 32 CITY, OR THE WASHINGTON METROPOLITAN AREA TRANSIT AUTHORITY THAT IS

1 IN USE FOR A TRANSPORTATION PURPOSE CONTIGUOUS TO A RAIL TRANSIT STATION  
2 THAT RECEIVES AT LEAST HOURLY SERVICE ON AVERAGE FROM 8:00 A.M. UNTIL  
3 6:00 P.M. MONDAY THROUGH FRIDAY, A LEGISLATIVE BODY OR OTHER LOCAL  
4 AGENCY WITH LAND USE AUTHORITY MAY NOT IMPOSE LIMITATIONS OR  
5 RESTRICTIONS ON LAND USE CLASSIFICATION, HEIGHT, OR SETBACK, OR ANY  
6 SIMILAR REQUIREMENTS IF THE LAND IS SUBJECT TO A TRANSIT-ORIENTED  
7 DEVELOPMENT PLAN APPROVED BY THE DEPARTMENT OF TRANSPORTATION AND  
8 DEVELOPED IN COORDINATION WITH THE LOCAL JURISDICTION.

9 (G) SUBSECTIONS (E) AND (F) OF THIS SECTION MAY NOT BE CONSTRUED TO  
10 ALTER THE LAND USE AUTHORITY OF A LOCAL JURISDICTION GOVERNING:

11 (1) ENVIRONMENTAL OR NATURAL RESOURCES CONCERNS;

12 (2) PUBLIC HEALTH AND SAFETY CONSIDERATIONS; OR

13 (3) ADEQUATE PUBLIC FACILITIES ORDINANCES.

14 7-501.

15 (a) In this subtitle the following words have the meanings indicated.

16 (i) (1) "Mixed-use" means any combination of a residential use with a  
17 recreational, office, dining, or retail use.

18 (2) "Mixed-use" does not mean any combination of a residential use with  
19 an industrial or hazardous use.

20 10-103.

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

22 (1) this title;

23 (2) § 1-101(m) (Definitions – "Priority funding area");

24 (3) § 1-101(o) (Definitions – "Sensitive area");

25 (4) § 1-201 (Visions);

26 (5) § 1-206 (Required education);

27 (6) § 1-207 (Annual report – In general);

28 (7) § 1-208 (Annual report – Measures and indicators);

- 1 (8) Title 1, Subtitle 3 (Consistency);
- 2 (9) Title 1, Subtitle 4, Parts II and III (Home Rule Counties –  
3 Comprehensive Plans; Implementation);
- 4 (10) § 4–104(c) (Limitations – [Bicycle parking] **PARKING**);
- 5 (11) § 4–104(d) (Limitations – Manufactured homes and modular dwellings);
- 6 **(12) § 4–104(E) (LIMITATIONS – MIXED–USE DEVELOPMENT);**
- 7 **(13) § 4–104(F) (LIMITATIONS – ~~STATE-OWNED LAND~~ LAND FOR**  
8 **TRANSPORTATION USE);**
- 9 **[(12)] (14) § 4–205 (Administrative adjustments);**
- 10 **[(13)] (15) § 4–208 (Exceptions – Maryland Accessibility Code);**
- 11 **[(14)] (16) § 4–210 (Permits and variances – Solar panels);**
- 12 **[(15)] (17) § 4–211 (Change in zoning classification – Energy generating**  
13 **systems);**
- 14 **[(16)] (18) § 4–215 (Pollinator–friendly vegetation management);**
- 15 **[(17)] (19) § 4–216 (Limitations – Family child care homes and large family**  
16 **child care homes);**
- 17 **[(18)] (20) Title 4, Subtitle 5 (Accessory Dwelling Units);**
- 18 **[(19)] (21) § 5–102(d) (Subdivision regulations – Burial sites);**
- 19 **[(20)] (22) Title 7, Subtitle 1 (Development Mechanisms);**
- 20 **[(21)] (23) Title 7, Subtitle 2 (Transfer of Development Rights);**
- 21 **[(22)] (24) Title 7, Subtitle 3 (Development Rights and Responsibilities**  
22 **Agreements);**
- 23 **[(23)] (25) Title 7, Subtitle 4 (Inclusionary Zoning);**
- 24 **[(24)] (26) Title 7, Subtitle 5 (Housing Expansion and Affordability); and**
- 25 **[(25)] (27) Title 11, Subtitle 2 (Civil Penalty).**

~~Article Local Government~~

~~20-128.~~

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

~~(2) "DEVELOPMENT EXCISE TAX" MEANS AN EXCISE TAX IMPOSED BY A COUNTY OR MUNICIPALITY ON THE CONSTRUCTION OR IMPROVEMENT OF A BUILDING.~~

~~(3) "DEVELOPMENT IMPACT FEE" MEANS A FEE IMPOSED BY A COUNTY OR MUNICIPALITY FOR THE PURPOSE OF FINANCING ANY OF THE CAPITAL COSTS OF ADDITIONAL OR EXPANDED PUBLIC WORKS, IMPROVEMENTS, AND FACILITIES REQUIRED TO ACCOMMODATE NEW CONSTRUCTION OR DEVELOPMENT.~~

~~(4) "QUALIFYING RESIDENTIAL REAL ESTATE PROJECT" MEANS A MIXED-USE DEVELOPMENT THAT:~~

~~(I) INCLUDES RESIDENTIAL UNITS; AND~~

~~(II) IS LOCATED WITHIN A TRANSIT-ORIENTED DEVELOPMENT DESIGNATED UNDER § 7-101 OF THE TRANSPORTATION ARTICLE, WHERE THE DEVELOPMENT IS SERVED BY A RAIL TRANSIT STATION THAT RECEIVES AT LEAST HOURLY SERVICE ON AVERAGE FROM 8:00 A.M. UNTIL 6:00 P.M. MONDAY THROUGH FRIDAY.~~

~~(B) THIS SECTION APPLIES ONLY TO:~~

~~(1) A COUNTY THAT:~~

~~(I) IS A CHARTER COUNTY THAT IMPOSES, BY LAW, DEVELOPMENT IMPACT FEES, SURCHARGES, OR DEVELOPMENT EXCISE TAXES;~~

~~(II) IS A CODE COUNTY WITH PUBLIC LOCAL LAWS THAT REQUIRE THE PAYMENT OF DEVELOPMENT IMPACT FEES, SURCHARGES, OR DEVELOPMENT EXCISE TAXES; OR~~

~~(III) IS A COMMISSION COUNTY THAT:~~

~~1. HAS BEEN AUTHORIZED TO ENACT DEVELOPMENT IMPACT FEES, SURCHARGES, OR DEVELOPMENT EXCISE TAXES; AND~~

1 ~~2. HAS ENACTED, BY LOCAL LAW, DEVELOPMENT~~  
2 ~~IMPACT FEES, SURCHARGES, OR DEVELOPMENT EXCISE TAXES; AND~~

3 ~~(2) A MUNICIPALITY THAT IMPOSES, BY LOCAL LAW, DEVELOPMENT~~  
4 ~~IMPACT FEES, SURCHARGES, OR DEVELOPMENT EXCISE TAXES.~~

5 ~~(C) THIS SECTION DOES NOT APPLY TO A DEVELOPMENT EXCISE TAX OR~~  
6 ~~DEVELOPMENT IMPACT FEE IMPOSED FOR THE PURPOSE OF FUNDING THE~~  
7 ~~CONSTRUCTION OF A CONNECTION TO A PUBLIC WATER OR SEWER SYSTEM.~~

8 ~~(D) ANY DEVELOPMENT EXCISE TAX OR DEVELOPMENT IMPACT FEE~~  
9 ~~IMPOSED ON A QUALIFYING RESIDENTIAL REAL ESTATE PROJECT UNDER THE~~  
10 ~~AUTHORITY GRANTED IN THIS ARTICLE MAY NOT BE COLLECTED UNTIL AFTER:~~

11 ~~(1) CONSTRUCTION OF THE QUALIFYING RESIDENTIAL REAL ESTATE~~  
12 ~~PROJECT IS COMPLETE; AND~~

13 ~~(2) A CERTIFICATE OF OCCUPANCY, AN OCCUPANCY PERMIT, OR ANY~~  
14 ~~OTHER LOCAL EQUIVALENT HAS BEEN ISSUED FOR THE QUALIFYING RESIDENTIAL~~  
15 ~~REAL ESTATE PROJECT.~~

16 ~~(E) NOTWITHSTANDING ANY OTHER LAW, A COUNTY OR MUNICIPALITY~~  
17 ~~THAT IMPOSES A DEVELOPMENT EXCISE TAX OR DEVELOPMENT IMPACT FEE ON A~~  
18 ~~QUALIFYING RESIDENTIAL REAL ESTATE PROJECT UNDER THE AUTHORITY~~  
19 ~~GRANTED IN THIS ARTICLE MAY REVOKE A CERTIFICATE OF OCCUPANCY, AN~~  
20 ~~OCCUPANCY PERMIT, OR ANY OTHER LOCAL EQUIVALENT IF THE DEVELOPMENT~~  
21 ~~EXCISE TAX OR DEVELOPMENT IMPACT FEE IS NOT PAID WITHIN A REASONABLE~~  
22 ~~TIME PERIOD SET BY THE COUNTY OR MUNICIPALITY.~~

23 ~~Article Transportation~~

24 ~~7-1204.~~

25 ~~(b) (2) The Sustainable Growth Subcabinet established under §~~  
26 ~~9-1406 of the State Government Article may establish:~~

27 ~~(i) Different eligibility requirements and objective scoring~~  
28 ~~standards for different types of financial assistance; and~~

29 ~~(ii) Scoring preferences for applications that demonstrate that the~~  
30 ~~proposed project will:~~

31 ~~1. Enhance access to transit for low income and minority~~  
32 ~~residents of the local jurisdiction;~~

~~2. Enhance access to transit in areas with affordable housing and a diversity of job and educational opportunities; [or]~~

~~3. Encourage development around underdeveloped and underutilized transit stations in transit-oriented developments; OR~~

~~4. USE PROJECT LABOR AGREEMENTS.~~

SECTION 3. AND BE IT FURTHER ENACTED, That the Laws of Maryland read as follows:

Article – Local Government

20-128.

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

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

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

(4) “RESIDENTIAL REAL ESTATE PROJECT” MEANS A MIXED-USE DEVELOPMENT THAT:

(i) INCLUDES RESIDENTIAL UNITS; AND

(ii) IS LOCATED WITHIN A TRANSIT-ORIENTED DEVELOPMENT DESIGNATED UNDER § 7-101 OF THE TRANSPORTATION ARTICLE, WHERE THE DEVELOPMENT IS SERVED BY A RAIL TRANSIT STATION THAT RECEIVES AT LEAST HOURLY SERVICE ON AVERAGE FROM 8:00 A.M. UNTIL 6:00 P.M. MONDAY THROUGH FRIDAY.

(B) (1) THIS SECTION APPLIES ONLY TO:

(i) A COUNTY THAT:

1. IS A CHARTER COUNTY THAT IMPOSES, BY LAW, DEVELOPMENT IMPACT FEES, SURCHARGES, OR DEVELOPMENT EXCISE TAXES;

1                   2. IS A CODE COUNTY WITH PUBLIC LOCAL LAWS THAT  
2 REQUIRE THE PAYMENT OF DEVELOPMENT IMPACT FEES, SURCHARGES, OR  
3 DEVELOPMENT EXCISE TAXES; OR

4                   3. IS A COMMISSION COUNTY THAT:

5                   A. HAS BEEN AUTHORIZED TO ENACT DEVELOPMENT  
6 IMPACT FEES, SURCHARGES, OR DEVELOPMENT EXCISE TAXES; AND

7                   B. HAS ENACTED, BY LOCAL LAW, DEVELOPMENT  
8 IMPACT FEES, SURCHARGES, OR DEVELOPMENT EXCISE TAXES; AND

9                   (II) A MUNICIPALITY THAT IMPOSES, BY LOCAL LAW,  
10 DEVELOPMENT IMPACT FEES, SURCHARGES, OR DEVELOPMENT EXCISE TAXES.

11                   (2) THIS SECTION DOES NOT APPLY TO A DEVELOPMENT EXCISE TAX  
12 OR DEVELOPMENT IMPACT FEE IMPOSED FOR THE PURPOSE OF FUNDING THE  
13 CONSTRUCTION OF A CONNECTION TO A PUBLIC WATER OR SEWER SYSTEM.

14                   (C) (1) ANY DEVELOPMENT EXCISE TAX OR DEVELOPMENT IMPACT FEE  
15 IMPOSED ON A RESIDENTIAL REAL ESTATE PROJECT UNDER THE AUTHORITY  
16 GRANTED IN THIS ARTICLE MAY NOT BE COLLECTED UNTIL AFTER:

17                   (I) CONSTRUCTION OF THE RESIDENTIAL REAL ESTATE  
18 PROJECT IS COMPLETE; AND

19                   (II) ALL REQUIREMENTS FOR A CERTIFICATE OF OCCUPANCY,  
20 AN OCCUPANCY PERMIT, OR ANY OTHER LOCAL EQUIVALENT THAT HAS BEEN  
21 ISSUED FOR THE RESIDENTIAL REAL ESTATE PROJECT HAVE BEEN MET.

22                   (2) ANY EXCISE TAX OR DEVELOPMENT IMPACT FEE IMPOSED ON A  
23 RESIDENTIAL REAL ESTATE PROJECT MAY BE COLLECTED AS A PRECONDITION TO  
24 CONDUCTING A FINAL INSPECTION OF THE PROJECT, BUT NOT MORE THAN 30 DAYS  
25 PRIOR TO THE DATE OF INSPECTION.

26                   (D) NOTWITHSTANDING ANY OTHER LAW, A COUNTY OR MUNICIPALITY  
27 THAT IMPOSES A DEVELOPMENT EXCISE TAX OR DEVELOPMENT IMPACT FEE ON A  
28 RESIDENTIAL REAL ESTATE PROJECT UNDER THE AUTHORITY GRANTED IN THIS  
29 ARTICLE MAY DENY, WITHHOLD, OR REVOKE A CERTIFICATE OF OCCUPANCY, AN  
30 OCCUPANCY PERMIT, OR ANY OTHER LOCAL EQUIVALENT IF THE DEVELOPMENT  
31 EXCISE TAX OR DEVELOPMENT IMPACT FEE IS NOT PAID WITHIN A REASONABLE  
32 TIME PERIOD SET BY THE COUNTY OR MUNICIPALITY.

1 SECTION ~~3~~ 4. AND BE IT FURTHER ENACTED, That § 4–104(e) of the Land Use  
 2 Article, as enacted by Section 2 of this Act, shall apply only to land use rezonings or actions  
 3 taken by a legislative body on or after the effective date of this Act.

4 ~~SECTION 4. AND BE IT FURTHER ENACTED, That § 5–709 of the Economic~~  
 5 ~~Development Article, as enacted by Section 2 of this Act, shall apply retroactively to an~~  
 6 ~~area designated prior to the effective date of this Act as a transit-oriented development~~  
 7 ~~under § 7–101 of the Transportation Article and that is served by a rail transit station that~~  
 8 ~~receives at least hourly service on average from 8:00 a.m. until 6:00 p.m. Monday through~~  
 9 ~~Friday.~~

10 SECTION 5. AND BE IT FURTHER ENACTED, That Section 3 of this Act shall take  
 11 effect October 1, 2027, contingent on the failure of Chapter (S.B. 325) or Chapter  
 12 (H.B. 548) of the Acts of the General Assembly of 2026, and if Chapter (S.B. 325) or  
 13 Chapter (H.B. 548) takes effect, Section 3 of this Act, with no further action required  
 14 by the General Assembly, shall be null and void.

15 SECTION ~~5~~ 6. AND BE IT FURTHER ENACTED, That, except as provided in  
 16 Section 5 of this Act, this Act shall take effect October 1, 2026.

Approved:

\_\_\_\_\_  
 Governor.

\_\_\_\_\_  
 President of the Senate.

\_\_\_\_\_  
 Speaker of the House of Delegates.