

**Maryland House of Delegates
2026 Regular Session**

HB 548 Third Reading (HB) Calendar No.78 Delegate Behler et al (ECM) Land Use - Permitting - Development Rights (Maryland Housing Certainty Act) On Third Reading

124 Yeas 7 Nays 5 Not Voting 0 Excused 5 Absent

Voting Yea - 124

Speaker	Coley	Howard	Nkongolo	Stein
Acevero	Conaway	Hutchinson	Odom	Stewart
Adams	Crutchfield	Ivey	Palakovich Carr	Stinnett
Addison	Cullison	Jacobs	Patterson	Stonko
Allen	Davis	Johnson, A.	Phillips	Taveras
Alston	Ebersole	Jones, D.	Pippy	Taylor
Amprey	Edelson	Kaiser	Pruski	Terrasa
Anderson	Embry	Kaufman	Qi	Toles
Arentz	Fair	Kerr	Queen	Tomlinson
Bagnall	Feldmark	Kipke	Roberson	Turner
Baker	Fennell	Korman	Roberts	Valderrama
Barnes	Foley	Lehman	Rogers	Valentine
Bartlett	Forbes	Lewis	Rosenberg	Vogel
Beauchamp	Fraser-Hidalgo	Long, J.	Ross	Watson
Behler	Ghrist	Long, R.*	Ruff	Wells
Bhandari	Griffith	Lopez	Ruth	White Holland
Boafo	Guyton	Mangione	Sample-Hughes	Wilkins
Boyce	Guzzone	Martinez	Schindler	Williams
Buckel	Harrison	McCaskill	Schmidt	Wims
Cardin	Hartman	McComas	Shetty	Wivell
Chang	Healey	Miller	Simmons	Woods
Charkoudian	Hill	Mireku-North	Simpson	Worman
Chisholm	Hinebaugh	Moon	Smith	Wu
Ciliberti	Holmes	Moreno	Solomon	Ziegler
Clippinger	Hornberger	Morgan, T.	Spiegel	

Voting Nay - 7

Arikan	Grammer	Nawrocki	Reilly	Szeliga
Fisher	Morgan, M.			

Not Voting - 5

Bouchat	Johnson, S.	Rose	Wilson	Young
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Excused from Voting - 0

Excused (Absent) - 5

Crosby	Jones, A.	Metzgar	Pasteur	Wolek
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