

**Maryland House of Delegates
 2026 Regular Session**

HB 548 House Bills Amended in the Senate No. 21
 Delegate Behler et al (3rg#78 ECM)
 Land Use - Permitting - Development Rights (Maryland Housing Certainty Act)
 On Third Reading and Final Passage (Hse concurred)

110 Yeas 18 Nays 7 Not Voting 0 Excused 6 Absent

Voting Yea - 110

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

Voting Nay - 18

Arentz	Chisholm	Jacobs*	McComas	Nkongolo
Arikan	Fisher	Johnson, S.*	Morgan, M.	Reilly
Baker	Ghrist	Kipke	Nawrocki	Szeliga
Beauchamp	Grammer	Mangione		

Not Voting - 7

Anderson	Crosby	Hartman	Hinebaugh	Long, R.
Bouchat	Griffith			

Excused from Voting - 0

Excused (Absent) - 6

Alston	Jones, A.	Long, J.	Wilson	Woods
Boafo				