



House Bill 512 – Coast Smart Siting and Design Criteria – Private Construction or Reconstruction Projects and Enforcement

Position: Oppose

Maryland REALTORS® opposes HB 512 which requires Coast Smart Certification to some private construction projects.

Under the bill, private construction and reconstruction projects that disturb more than an acre of land would be subject to the requirements of the bill. These projects, which can include large residential construction projects, would be subject to certification by the Coast Smart Council or delegated to another enforcement body.

The Maryland REALTORS® believes that because these project designs are already subject to local building codes and permits, that any requirements affecting the granting of those permits should be included within those local codes or occur simultaneous to those reviews. As drafted it appears that the process required by HB 512 would be separate to existing permit approval.

For these reasons, the Maryland REALTORS® recommend an unfavorable report.

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