



Senate Bill 744 – Housing and Community Development - Affordable Housing - Listing and Disposal of Excess Real Property

Position: Support

Maryland REALTORS® supports efforts to increase the supply of affordable housing options in Maryland through legislation like SB 744.

Maryland currently faces a shortage of over 82,000 housing units. The availability of land for development is a key factor in whether additional housing options can be constructed at all, much less whether they can be constructed at costs affordable to low- and moderate-income residents. Many of Maryland's most populous areas are now either fully or mostly built-out. In those areas, developable land will be in high demand or be found only through redevelopment, both of which result in housing options that are more expensive.

Several states and large cities have been able to produce affordable housing in very high-cost areas through the disposal of surplus property. By offering properties to developers by direct donation, land leases, community land trusts or land grants, it is possible to decrease the costs of new dwellings by as much as 35%.

For this reason, Maryland REALTORS® ask for your support of SB 744.

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