

March 8, 2022

The Honorable Kumar P. Barve  
Environment & Transportation Committee  
House Office Building, Room 251,  
6 Bladen St., Annapolis, MD, 21401

**RE: HB 1259 Accessory Dwelling Unit Authorization and Promotion Act**

Dear Chairman Barve:

The Maryland Building Industry Association, representing 100,000 employees statewide, appreciates the opportunity to participate in the discussion surrounding **HB 1259 Accessory Dwelling Unit Authorization and Promotion Act**. MBIA **Supports** the Act in its current version.

This bill would require local jurisdictions to adopt a law authorizing the construction of Accessory Dwelling Units on Land Zoned for Single Family Residential Use. MBIA respectfully supports this measure. Maryland currently faces a significant housing shortage and January 2022 saw a acceleration of this trend as housing stock fell 25%. Maryland has a housing shortage. We must add thousands of units by 2030 to accommodate our growing population. Most of those units need to be for low income and moderate income individuals

Accessory Dwelling Units allow for new housing to be built at a lower cost than a traditional residential home. Accessory dwelling units have the potential to increase housing affordability, create a wider range of housing options within the community, enable seniors to stay near family as they age, and facilitate better use of the existing housing fabric in established neighborhoods. This bill would allow for these buildings to be constructed on land that was already zoned for residential use, minimizing the impact and the requirement for the development of new land.

States and cities across the country have adopted Accessory Dwelling units as one of the many tools that can help with our affordability and housing shortage crisis.

For these reasons, MBIA respectfully requests the Committee give this measure a favorable report. Thank you for your consideration.

For more information about this position, please contact Lori Graf at 410-800-7327 or [lgraf@marylandbuilders.org](mailto:lgraf@marylandbuilders.org).

cc: Members of the House Environment & Transportation Committee