



Maryland Municipal League
The Association of Maryland's Cities and Towns

TESTIMONY

March 8, 2022

Committee: House Environment and Transportation

Bill: _____ HB 1259 – Accessory Dwelling Unit Authorization and Promotion Act

Position: Oppose

Reason for Position:

The Maryland Municipal League opposes House Bill 1259, a preemption bill which mandates that local governments authorize the development of Accessory Dwelling Units (ADUs) on all land currently zoned for single-family residences by October of 2023. This bill also includes burdensome requirements regarding application processing, square footage, parking, and reporting.

These mandates undermine local comprehensive master plans. The process of creating a comprehensive master plan includes months of research and analysis and significant input from stakeholders on every side of the issue. It is an extensive process requiring an understanding of local zoning, community needs, and government resources. The State simply lacks the local knowledge necessary to make zoning decisions on a municipality's behalf; such decisions are best left to local governments.

Several years ago, the General Assembly approved the mandatory addition of a Housing Element to local comprehensive plans, with MML's support. This is a sufficient and appropriate way to address local housing needs in a manner consistent with smart, planned growth. The comprehensive planning process also includes significant public and stakeholder input; a statewide mandate dilutes constituent participation in zoning decisions.

We strongly believe that proper planning at the local level is more feasible and more likely to achieve better results than a mandate that ignores citizen input and overrules local zoning authority. As such, the League respectfully requests that this committee provide HB 1259 with an unfavorable report.

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