

February 28, 2023

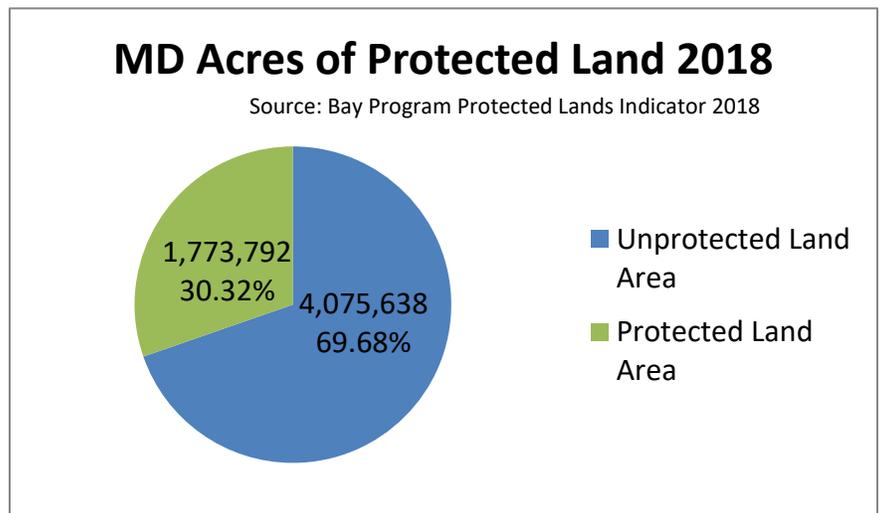
The Honorable, Guy Guzzone, Chair  
Senate Budget and Taxation Committee  
Miller Senate Office Building, 3 West  
Annapolis, Maryland 21401

**Unfavorable: SB 470 – Land Conservation Establishment of Goals and Programs**

Dear, Chair Guzzone and Committee Members:

The NAIOP Maryland Chapters representing more than 700 companies involved in all aspects of commercial, industrial, and mixed-use real estate, recommends an unfavorable report on Senate Bill 470 and, instead, including the purposes of the bill into a more wholistic systems approach that can build a framework to set goals for Maryland’s designated growth areas, local green spaces and rural conservation areas that will serve Maryland’s needs for the next generation.

According to Chesapeake Bay Program data, by 2018 30% of Maryland’s land area was protected by conservation and other easements. Senate Bill 470 sets a goal of permanently preserving 40% of the state’s land area which would increase the land under preservation by an additional 565,000 acres to a total of 2.3 million acres. The goals of the bill emphasize the need to increase open spaces within urban areas as a part of that conservation goal.



Maryland’s Priority Funding Areas were first designated 25 years ago. At that time they were zoned and sized to accomodate

population growth over a 20-year period. Today the growth areas of the state have diminished development capacity and are not in position to serve as the future housing and employment centers they are supposed to be.

Senate Bill 470 sets up a planning process that is focused only on meeting preservation goals. We believe a more comprehensive approach that balances future growth and land conservation goals woud produce better overall results. Also, the costs of the program could potentially be reduced by counting land in certain conservation zoning categories toward the goals.

Sincerely,

Tom Ballentine, Vice President for Policy  
NAIOP Maryland Chapters -*The Association for Commercial Real Estate*

cc: Senate Budget and Taxation Committee Members  
Nick Manis – Manis, Canning Assoc.