



**Senate Bill 775** – Private Wetlands – Structural Shoreline Stabilization Measures --  
Authorization

**Position: Favorable**

Maryland REALTORS® support SB 775 provides additional flexibility for Maryland residents seeking to stabilize their shoreline. The bill provides greater definition of structural measures and clarifies that shoreline stabilization projects can include elements that are both structural and nonstructural.

Maryland law currently favors nonstructural shoreline stabilization measures like “living shorelines” rather than hardened structures like seawalls. SB 775 defines the type of structural shoreline stabilization measures that residents may undertake as long as those structural measures are not more than 10% of the total linear footage of the project.

The REALTORS® believe SB 775 gives residents additional flexibility while supporting state law’s goal of favoring nonstructural shorelines.

The Maryland REALTORS® encourage a favorable report.

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