

March 8, 2024

The Honorable Marc Korman  
Environment & Transportation Committee  
House Office Building, Room 251,  
6 Bladen St., Annapolis, MD, 21401

**RE: HB 1300 Montgomery County - Restriction on Use of Real Property - Limitation MC 8-24**

Dear Chairman Korman,

The Maryland Building Industry Association, representing 100,000 employees statewide, appreciates the opportunity to participate in the discussion surrounding **HB 1300 Montgomery County - Restriction on Use of Real Property - Limitation MC 8-24**. MBIA takes the position of **FWA**.

HB1300 would seek to lessen certain restrictions on use that prohibit the use of real property in Montgomery County for housing units otherwise authorized under law are void and unenforceable prior to a certain year.

MBIA appreciates the intent and supports the concept, any legislation that promotes less restrictions on the use of privately owned real property is a benefit to the industry. However, the broadness in how the bill is written, as well as the last provision concerning bylaws and condo rules seems like something that could be problematic for developers to keep their communities consistent and in a nice condition.

We again appreciate the intent, but feel the bill is drafted too broadly and may cause confusion on how it should be enforced. For these reasons, we take the position of Favorable w/ Amendments and ask for more clarification.

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