

January 29, 2025

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

**RE: MBIA Letter of Support SB190 Land Use - Transit-Oriented Development – Alterations**

Dear Chair Guzzone,

The Maryland Building Industry Association, representing 100,000 employees statewide, appreciates the opportunity to participate in the discussion surrounding **SB 190 Land Use - Transit-Oriented Development – Alterations**. MBIA **supports** the Act in its current version.

SB190 would authorize the Maryland Department of Transportation to establish transit-oriented development (TOD) corridor funds financed by revenue from county special taxing districts to benefit transit-oriented development and would alter the authority of local legislative bodies to regulate land use planning on certain land that is located within 0.5 miles of, or adjacent to certain transit stations.

MBIA supports transit orient development types, TOD creates walkable mixed-use neighborhoods centered on transit, and a recent study from the Brookings Institute shows the benefits of living near these “activity centers,” examining how people can save more money and reduce their carbon footprint. The escalating cost of land and the desire to foster “smart growth” development are among the reasons the MDOT together with the Maryland Economic Development Corporation (MEDC) is calling for an increase in “denser, mixed-use communities around transit hubs between Washington and Baltimore.

For these reasons, MBIA respectfully urges the Committee to 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 Senate Budget and Taxation Committee