



**MARYLAND**  
Chamber of Commerce

**LEGISLATIVE POSITION:**

**Favorable**

**Senate Bill 190 – Land Use - Transit-Oriented Development - Alterations**

**Budget and Taxation Committee**

**Wednesday, January 29, 2025**

Dear Chair Guzzone and Members of the Committee:

Founded in 1968, the Maryland Chamber of Commerce is the leading voice for business in Maryland. We are a statewide coalition of more than 7,000 members and federated partners working to develop and promote strong public policy that ensures sustained economic health and growth for Maryland businesses, employees, and families.

SB 190 will streamline transit-oriented development (TOD) by offering a comprehensive approach to overcoming zoning, funding, and implementation barriers, which currently impede the full utilization of Maryland's transit assets. These changes will encourage mixed-use development near rail transit stations, reduce costs for developers, and attract private-sector investment. By simplifying procurement laws and enabling the pooling of special taxing district funds, the legislation accelerates critical projects and promotes economic growth along key transit corridors.

This legislation restricts local jurisdictions from imposing a minimum off-street parking requirement on residential or mixed-use developments within .5 miles of a rail transit station. Often, securing adequate parking spaces can be challenging for businesses and developers, particularly in high-demand areas or TODs where space is limited and land costs are high. By eliminating these burdensome parking requirements, SB 190 encourages development, lowers costs, and creates more opportunities for businesses to locate in transit-accessible areas.

SB 190 represents an opportunity to drive talent attraction and retention, boost workforce mobility, and create vibrant communities where people want to live and work. The changes to TOD help address economic challenges posed by growing housing costs and sluggish economic growth. Importantly, it offers a balanced approach that recognizes the need for integrated infrastructure planning to support a thriving economy.

For these reasons, the Maryland Chamber of Commerce respectfully requests a **Favorable Report** on SB 190.