

February 20, 2025

The Honorable Brian J. Feldman
Chairman, Senate Education, Energy, and the Environment Committee
2 West Miller Senate Office Building
Annapolis, MD 21401

RE: SB 891 Land Use and Real Property – Accessory Dwelling Units – Requirements and Prohibitions

Dear Chairman Feldman:

The Maryland Building Industry Association, representing 100,000 employees statewide, appreciates the opportunity to participate in the discussion surrounding **SB 891 Land Use and Real Property – Accessory Dwelling Units – Requirements and Prohibitions**).

This bill requires the legislative body of a county or municipal corporation to adopt a local law authorizing the development of accessory dwelling units on land zoned for single-family residential use. MBIA Supports the Act in its current version. We appreciate participating on the task force that led to this bill, and are in agreement with all of its proposals. Maryland currently faces a significant housing shortage and we must add a significant number of units by 2030 to accommodate our growing population. Most of those units need to be for low-income and moderate-income individuals. Accessory Dwelling Units allow for new housing to be built at a lower cost than a traditional residential home. Accessory dwelling units have the potential to increase housing affordability, create a wider range of housing options within the community, enable seniors to stay near family as they age, and facilitate better use of the existing housing fabric in established neighborhoods.

States and cities across the country have adopted Accessory Dwelling units as one of the many tools that can help with our affordability and housing shortage crisis.

For these reasons, MBIA respectfully requests the Committee 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.

cc: Members of the Senate Education, Energy, and the Environment Committee