



February 7, 2025

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

Oppose: SB 290 – Roadside Tree Removal - Notice

Dear Chair, Feldman, and Committee Members:

The NAIOP Maryland Chapters represent approximately seven hundred companies involved in all aspects of commercial, industrial, and mixed-use real estate. On behalf of our member companies, I am writing in opposition to SB 290.

Roadside tree permits are required to prune or remove trees and shrubs located in the public road right of way. SB 290 requires an applicant for a roadside tree removal permit to provide notice to adjacent and abutting property owners as well as the governing body of a community association that has control over the property.

NAIOP members conduct land development and construction activities in the public road right of way related to locally approved site development plans and forest conservation plans. Public notice is required as part of the review and approval of these plans.

The requirement to serve notice by certified mail, return receipt requested complicates compliance for the applicant and the recipient. The bill also requires notice to property owners who abut the rear of the property and may have little or no exposure to the road frontage. The bill does not make clear what happens after the notice is provided or what happens to the permit if notice is not verified by a return receipt.

This is of particular concern because roadside tree permits are only valid for one year and are applied for at the end of the development project. Delays at this stage could be particularly disruptive.

In cases where the right of way work is being conducted as part of an approved plan that included public notice, we do not believe this additional notice is necessary.

For these reasons NAIOP respectfully opposes SB 290 as introduced.

Sincerely,

Tom Ballentine, Vice President for Policy
NAIOP – Maryland Chapters, *The Association for Commercial Real Estate*

cc: Education, Energy, and the Environment Committee Members
Nick Manis – Manis, Canning Assoc.