

March 7, 2025

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

**RE: SB 970 Howard County – Department of Planning and Zoning – Parking Space Requirements for New Construction Ho. Co. 13–25**

Dear Chairman Feldman:

The Maryland Building Industry Association, representing 100,000 employees statewide, appreciates the opportunity to participate in the discussion surrounding **SB 970 Howard County – Department of Planning and Zoning – Parking Space Requirements for New Construction Ho. Co. 13–25**. MBIA **supports** the act in its current version.

This bill requires the Howard County Department of Planning and Zoning to consider whether pedestrian infrastructure could offset the need for the construction of parking spaces for new construction when determining the minimum number of mandatory parking spaces. Our industry fully supports the passage of this legislation, as fewer parking constraints will open up more buildable space for the construction of housing units in the County. Under the proposed legislation, developers will not have to allocate as many resources to large parking areas, resulting in significant cost savings for our members. It will also allow for investment in wider sidewalks, making the bus system safer and more accessible for Howard County residents.

Howard County does not have a lot of developable land left while also facing a housing shortage, so we need to get creative in finding ways to build more housing units. This bill is a step in the right direction.

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 Education, Energy and the Environment Committee