



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

**Testimony of the Maryland Independent Living Network**

**SUPPORT – Favorable**

Senate Education, Energy & the Environment Committee, February 25, 2025

The Maryland Independent Living Network is a coalition of the Maryland Statewide Independent Living Council and the seven Maryland-based Centers for Independent Living (CIL). CILs are created by federal law. CILs work to enhance the civil rights and quality of services for people with disabilities. There are seven CILs located throughout Maryland, operated by and for people with disabilities. CILs provide Information and Referral, Advocacy, Peer Support, Independent Living Skills training, and Transition Services to individuals with disabilities in their communities.

The Independent Living Network submits this written testimony in **support** of SB 891.

SB 891 establishes that it is the policy of the State of Maryland to promote and encourage the creation of accessory dwelling units (ADUs) on land zoned for single-family residential use. The purpose of the bill is to increase housing options in order to meet the housing needs of the citizens of the State of Maryland.

ADUs are additions to or conversions of space in existing homes that have a private entrance and usually include a kitchen, bathroom and a bedroom.

There is a housing crisis in Maryland and across the country due to demand for the current stock exceeding the current supply. More housing and greater housing options are ways to address the housing crisis.

The American Planning Association has stated that ADUs “have the potential to increase housing affordability (both for homeowners and tenants), 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.”

To the extent that ADUs increase the availability of affordable housing, the State of Maryland should coordinate expertise and ease permitting processes to ensure that the creation of ADUs is not burdensome to the homeowner. It is estimated that approximately 2% of homeowners would take advantage of creating ADUs. This is a small but quite meaningful way to address the housing crisis in Maryland.

Marylanders with disabilities and older Marylanders stand to benefit from an increase in affordable housing options through the creation of ADUs. To the extent that accessibility is considered in the construction of new ADUs and the rehabilitation of existing structures to include ADUs the increase in affordable and accessible housing options will improve the likelihood that Marylanders with disabilities and older Marylanders can live in the community of their choice.

Expansion of ADUs will have a positive impact on all Marylanders.

We appreciate the consideration of these comments.

The Maryland Independent Living Network strongly **supports** SB 891 and requests a favorable vote.

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