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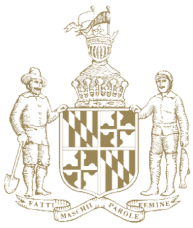
Environment and Transportation Committee

Subcommittees

Housing & Real Property

Chair, Motor Vehicle and Transportation



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Annapolis, Maryland 21401

Testimony in Support of HB 1466
Land Use and Real Property - Accessory Dwelling Units - Requirements and Prohibitions

Testimony by Delegate Vaughn Stewart
March 4, 2025 | Environment and Transportation Committee

What the Bill Does

This bill is based on the legislative suggestions that were provided by the Accessory Dwelling Unit Task Force which I am honored to have been a part of.

HB1466 establishes state-level standards regarding the permitting and construction of Accessory Dwelling Units (ADUs). It requires local governments to enact laws permitting ADUs by-right on any lot in which another building is already permitted by-right.

Why the Bill is Important

As this committee is well aware of, our state is facing a housing crisis. We were 96,000 units short five years ago. In order to afford a 2 bedroom apartment individuals in our state must make $37 per hour or work 80 hours per week at minimum wage. Thanks to the work of this committee, our state has started to address this crisis.

However, more must be done. ADUs are not a panacea, but can be part of the solution. They can be developed quickly, affordably, and do not require major changes to existing infrastructure. ADUs need to be easier to develop in all the counties and cities of our state. This law sets the basic framework for which local jurisdictions will allow ADU's to be developed while allowing them to fill in the details in a way that works for their communities.

Why the Committee Should Vote Favorably

HB1466 will unify the ADU zoning policies in our state and boost affordable housing development. **I urge a favorable report.**