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Washington County

Appropriations Committee

*Subcommittees*

Oversight Committee on Personnel

Public Safety and Administration



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THE MARYLAND HOUSE OF DELEGATES  
ANNAPOLIS, MARYLAND 21401

**HB751: Municipalities - Annexed Land - Land Use and Density**

**Environment and Transportation Committee**

**February 18th, 2025: 1:00 PM**

Mr. Chair, Madam Vice-Chair, and members of the committee for the record I am Delegate Matthew Schindler, and I am here to testify on House Bill 751. HB751 would enable municipalities to have greater control over determining the zoning of recently incorporated areas. Under current state law, county governments maintain the final authority in approving or rejecting a municipalities' request to rezone newly annexed areas. Specifically, if express approval is not granted by the county, municipalities are prohibited from rezoning newly annexed areas for 5 years if the rezoning is different than the authorized use or is at a substantially higher density, in accordance with the zoning classification of the county. This zoning restriction greatly inhibits municipal planning and growth as public-private partnerships become unattainable with these restrictive timetables. This bill simply changes the statute to use the comprehensive plans for land use of either the county or municipality in comparing the zoning of the annexed area. The comprehensive plan provides a more detailed analysis that would be more efficient in determining proposed zoning rather than relying on the zoning classification of the county.

County and municipal governments should promote collaboration and cooperation where possible to grow our economies and communities. At the same time, municipalities would be better equipped to engage in innovative strategies to support economic growth, housing development and community revitalization if they maintained more local control over zoning within their corporate boundaries.

Therefore, I ask for a **favorable report** on HB751.