

January 30, 2025

The Honorable Marc Korman
Chair, Environment and Transportation Committee
6 Bladen Street
Annapolis, MD, 21401

RE: MBIA Favorable with Amendments – HB80 Land Use - Transit-Oriented Development – Alterations

Dear Chair Korman:

The Maryland Building Industry Association, representing 100,000 employees statewide, appreciates the opportunity to participate in the discussion surrounding **HB 80 Land Use - Transit-Oriented Development – Alterations**. MBIA **supports** the Act in its current version.

HB80 would authorize the Maryland Department of Transportation to establish transit-oriented development (TOD) corridor funds financed by revenue from county special taxing districts to benefit transit-oriented development and would alter the authority of local legislative bodies to regulate land use planning on certain land that is located within 0.5 miles of, or adjacent to certain transit stations.

MBIA supports transit orient development types, TOD creates walkable mixed-use neighborhoods centered on transit, and a recent study from the Brookings Institute shows the benefits of living near these “activity centers,” examining how people can save more money and reduce their carbon footprint. The escalating cost of land and the desire to foster “smart growth” development are among the reasons the MDOT together with the Maryland Economic Development Corporation (MEDC) is calling for an increase in “denser, mixed-use communities around transit hubs between Washington and Baltimore.

We do want to point out that MBIA does have concerns regarding Special Taxing Districts as they can be a loophole for certain “special” areas to be taxed at a higher rate and hinder services, while also conflicting with regional planning goals and current services that are in place. We would encourage incentives in the form of a PILOT as opposed to punitive taxing.

For these reasons, MBIA respectfully urges the committee to consider these comments and give HB80 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.

cc: Members of the House Environment and Transportation Committee