



Wes Moore | Governor

Aruna Miller | Lt. Governor

Carmel Roques | Secretary

Date: February 28, 2025

Bill Number: HB1466

Bill Title: Land Use and Real Property - Accessory Dwelling Units - Requirements and Prohibitions

Committee: House Environment & Transportation

MDOA Position: FAVORABLE

The Department of Aging (MDOA) thanks the Chair and Committee members for the opportunity to submit this favorable testimony in support of House Bill (HB) 1466, Land Use and Real Property - Accessory Dwelling Units - Requirements and Prohibitions.

This bill sets out that it is a Maryland State policy to promote and encourage the creation of accessory dwelling units (ADUs), provided they meet certain requirements. MDOA was pleased to be included in the Accessory Dwelling Unit Policy Task Force convened by the Department of Planning. The ADU Policy Task Force Report, issued in May, 2024, made a broad array of recommendations on strategies that could expand the development of ADUs that informed this legislation.

While Maryland's housing crisis impacts Marylanders across the state, the high costs and lack of availability of housing have a disproportionate effect on older Marylanders and high-need populations. With better and more consistent policies in Maryland, MDOA agrees with the Task Force: that we can potentially reduce the high cost of these units and remove much of the confusion faced by homeowners as they attempt to construct an ADU on their property.

Pursuant to a recent Executive Order, in January 2024, MDOA launched the Longevity-Ready Maryland Initiative - the goal is for all Marylanders to lead lives that are healthy, financially secure, socially connected, purposeful - with improved access to affordable housing, healthcare,



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and retirement needs. For Maryland to be longevity-ready, we must encourage the development of more housing options, including accessory dwelling units.

For these reasons, the Department of Aging respectfully urges a favorable report for HB 1466. If you have any questions, please contact Andrea Nunez, Legislative Director, at andrea.nunez@maryland.gov or (443) 414-8183.

Sincerely,

Carmel Roques
Secretary
Maryland Department of Aging