

TESTIMONY

February 18, 2025

Committee: House Environment and Transportation Committee

Bill: HB 751 – Municipalities - Annexed Land - Land Use and Density

Position: Support

Reason for Position:

The Maryland Municipal League supports House Bill 751, which would allow municipalities to develop recently annexed land in line with the comprehensive plan of the county or municipality without the need for express approval.

Currently, municipalities need express approval from the county to develop land annexed within 5 years for a substantially different use or density than the zoning classification of the county allows ***even if local plans have those lands are targeted for future development***. This has resulted in real world examples of housing projects failing in locations that were earmarked for growth – in places that make sense from a smart growth perspective.

The legislation would be a partial revision of HB 1141 of 2006. That legislation also required municipalities to have annexation plans consistent with the municipal growth element of their comprehensive plans and required that municipal growth elements consider population growth projections, public school capacity, water and sewer capacity, public services and infrastructure needs to accommodate growth, and much more.

We have reached a point where the planning for smart growth has taken considerable steps forward since 2006, but our actual growth has not. This legislation will go a long way toward building more housing in Maryland where it makes the most sense.

For these reasons, the Maryland Municipal League respectfully requests a ***favorable*** report on House Bill 751. For more information, please contact Justin Fiore, Deputy Director of Advocacy and Public Affairs, at justinf@mdmunicipal.org. Thank you in advance for your consideration.

The Maryland Municipal League uses its collective voice to advocate, empower and protect the interests of our 161 local governments members and elevates local leadership, delivers impactful solutions for our communities, and builds an inclusive culture for the 2 million Marylanders we serve.

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