

March 4, 2025

The Honorable Delegate Marc Korman  
Chair, Environment and Transportation Committee  
Maryland House of Delegates  
House Office Building, Room 250  
Annapolis, Maryland 21401

**HB 1466, Land Use and Real Property - Accessory Dwelling Units - Requirements and Prohibitions** — Support

Carrie Kisicki, Montgomery County Advocacy Manager

Dear Chair Korman and Committee Members,

Thank you for the opportunity to testify. My name is Carrie Kisicki, and I am the Montgomery County Advocacy Manager for the Coalition for Smarter Growth. We advocate for walkable, bikeable, inclusive, and transit-oriented communities as the most sustainable and equitable way for the metro D.C. region to grow and provide opportunities for all. **CSG asks for your support of HB 1466.**

Accessory dwelling units (ADUs) offer a wide range of benefits for families and communities. They are a nimble and adaptable housing option that can support locating more affordable homes near walkable communities and transit; offer homeowners greater stability through extra income from rent; or provide a needed home for a child, parent, or caretaker.

HB 1466 outlines best practices regarding utilities, setback requirements, and parking based on lessons learned from other jurisdictions—where we have seen that the specifics of these regulations can make or break how many homes are produced, and whether or not homeowners can feasibly take advantage of the opportunity to build an ADU on their property.

Allowing ADUs statewide and providing guidelines on implementing this policy advances Maryland's housing production, climate, and equity goals. It will provide greater flexibility to create more homes in walkable, transit-accessible places and greater flexibility for Maryland families.

Thank you for your consideration.

Sincerely,



Carrie Kisicki  
Montgomery County Advocacy Manager