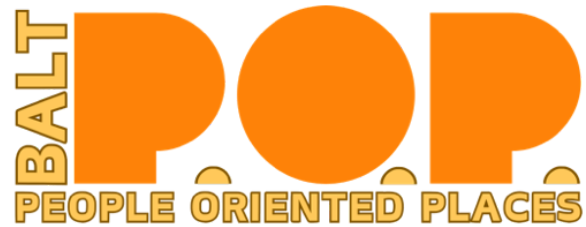


Bill: HB1466

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



Position: **Favorable with Amendments**

Members of the House Environment and Transportation Committee,

As a group which believes that encouraging traditional, higher-density development patterns in Maryland will deliver us appealing, affordable, fiscally-sustainable communities, we support HB1466.

In 2023, the General Assembly passed legislation which established an Accessory Dwelling Unit Policy Task Force. [1] The task force was convened and published their report as directed. [2] [3] This bill is the manifestation of that task force's recommendations.

Allowing and encouraging Accessory Dwelling Units (ADUs) in Maryland will be one of the best (if not **the** best) tools for improving housing affordability in the state. It will result in a gradual, broad-based densification of the low-density suburbs that dominate our residential communities. That gradual trajectory will allow the state's municipalities to comfortably plan for any needed infrastructure investments, while being able to use the additional property taxes accrued by those ADUs to pay for those investments.

The ADUs built will be more likely to seamlessly fit into the character of existing neighborhoods, more so than large multi-family buildings with imposing massing and sudden and daunting infrastructure demands - which are so often the target of blistering community opposition.

The ADUs built will be the small, modest, affordable starter units that are the exact sort of housing we are in the greatest need of building. Homeowners struggling to afford the house they need will be able to build an ADU on their property and rent it out, allowing them to afford that house. Seniors with too much house will be able to build themselves an ADU on their existing property and move into it, thus allowing them to age in place.

With our support for this bill firmly stated, we would like to see a couple changes made.

1. While we respect the task force's decision to not make any recommendations regarding Short Term Rentals and Rental Licensing Programs, we think **it is critical that the bill explicitly prohibit a municipality from preventing a homeowner from renting an ADU on their property**. Limiting occupancy of ADUs to relatives will serve to severely limit people's ability to afford constructing them.

2. While we understand the desire to exempt historic properties, we fear that such a blanket exemption will be exploited. **We would like to see all municipalities provide a waiver process for historic properties to build ADUs. Alternatively, we would like to see the bill only exempt those historic properties which are deemed as such at the date of the bill's adoption into law.**

Adding a diversity of housing options to our communities means they can accommodate people as they move through different life stages and their housing needs change. Addressing this type of affordable housing will then help weaken the prejudices against the other type of affordable housing, increasing its availability. ADUs serve as an approachable, flexible, grass-roots, affordable housing option that Maryland needs more of.

We hope the committee finds these points helpful and convincing and we urge its members to **vote in favor of HB1466, with our suggested amendments**. Thank you for your efforts and the opportunity for us to testify on this legislation.

[BaltPOP - Baltimoreans for People-Oriented Places](#)

References:

[1] Maryland General Assembly. "Accessory Dwelling Unit Policy Task Force". June 9, 2023. <https://mgaleg.maryland.gov/mgawebsite/Legislation/Details/sb0382?ys=2023RS>

[2] Maryland Department of Planning. "Accessory Dwelling Unit Policy Task Force". As of February 19, 2025. <https://planning.maryland.gov/Pages/OurWork/PBP/ADUTF/ADU.aspx>

[3] Maryland Department of Planning. "Accessory Dwelling Unit Policy Task Force Final Report". May 31, 2024. <https://planning.maryland.gov/Documents/Our-Engagement/ADUPTF/2024-ADU-PTF-report.pdf>