



House Bill 1466 – Land Use and Real Property - Accessory Dwelling Units - Requirements and Prohibitions

Position: Support

Maryland REALTORS® strongly supports efforts to promote and expand the development of Accessory Dwelling Units (ADUs) in Maryland so that we may begin to close our 150,000-unit housing shortage.

Maryland residents also agree. Once they learn about ADUs, 81% support making it easier for homeowners to build these units on their properties - the highest percentage of support recorded since ADU legislation was first proposed.

ADUs make housing more affordable and available for several segments of Maryland's population who currently face difficulties in finding housing that meets their needs. They expand options for lower wage and early career workers, particularly if they are employed in high-cost areas. They also provide greater flexibility for seniors to stay in their communities by allowing family members or caregivers to live on-site, or to provide additional rental income so that they are not displaced by rising costs.

Unfortunately, many local zoning ordinances make it difficult or expensive to add an ADU to an existing property. In some counties, ADUs are prohibited from being constructed at all.

ADU legislation has been previously considered by the General Assembly. It has been further studied by the Maryland ADU Task Force. And examples of ADU as a successful housing type abound in states of all sizes and demographics across the country. The time to make ADUs a reality for Maryland is now.

We firmly believe that establishing a single set of rules for ADUs across the state is necessary for Maryland homeowners to make use of this type of housing, no matter where they live in the state. Maryland REALTORS® urges your support of HB 1466.

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