

February 4, 2025

The Honorable Vanessa Atterbeary
Chair, Ways and Means Committee
130 Taylor House Office Building
Annapolis, MD, 21401

RE: MBIA Letter of Support – HB330 Land Use - Transit-Oriented Development – Alterations

Dear Chair Atterbeary:

The Maryland Building Industry Association, representing 100,000 employees statewide, appreciates the opportunity to participate in the discussion surrounding **HB 330 Land Use - Transit-Oriented Development – Alterations**. MBIA **supports** the Act in its current version.

HB330 would authorize the Mayor and City Council of Baltimore City or the governing body of a county to establish, by law, a subclass of real property consisting of improvements to real property located within 1 mile of a rail station and to set a special property tax rate for the property.

MBIA supports transit orient development types, TOD creates walkable mixed-use neighborhoods centered on transit, and a recent study from the Brookings Institute shows the benefits of living near these “activity centers,” examining how people can save more money and reduce their carbon footprint.

The escalating cost of land and the desire to foster “smart growth” development are among the reasons the MDOT together with the Maryland Economic Development Corporation (MEDC) is calling for an increase in “denser, mixed-use communities around transit hubs between Washington and Baltimore.

For these reasons, MBIA respectfully urges the committee to consider these comments and give HB330 a favorable report. Thank you for your consideration.

For more information about this position, please contact Lori Graf at 410-800-7327 or lgraf@marylandbuilders.org.

cc: Members of the House Ways and Means Committee