



House Bill 778 – Land Use - Middle Housing Options – Requirements

Position: Support

Maryland faces a persistent and well-documented housing shortage. Our chronic lack of housing construction has driven up prices, constrained inventory, and limited opportunities for first-time buyers, workforce households, and seniors seeking to downsize.

Maryland REALTORS® supports HB 778 as an important piece of the solution. It restores “middle housing” types—such as duplexes, triplexes, and quadplexes— and reverses decades of restrictive land use patterns that have largely prohibited moderate-scale housing. These housing forms fit within residential communities, provide attainable options between single-family homes and large multifamily buildings, and support thriving neighborhoods.

Importantly, the bill directs this housing to areas where public water and sewer infrastructure already exists or is planned to exist, ensuring that growth occurs responsibly and efficiently rather than encouraging sprawl. By aligning new housing opportunities with existing infrastructure, HB 778 supports smart growth principles, environmental protection, and long-term community sustainability.

The legislation also affirms that property owners in residentially designated areas may establish residential structures consistent with local standards, helping modernize zoning to reflect today’s housing realities.

HB 778 expands housing choice, strengthens property rights, and provides a practical response to our statewide housing shortage. We respectfully urge a favorable report.

**For more information contact lisa.may@mdrealtor.org or
christa.mcgee@mdrealtor.org**