
February 19, 2026

The Honorable Kriselda Valderrama
Chair, House Economic Matters Committee
230 Taylor House Office Building
Annapolis MD 21401

Re: Letter of Support – House Bill 548 – Land Use – Permitting – Development Rights

Dear Chair Valderrama and Committee Members:

The Maryland Department of Transportation (MDOT) offers the following letter of support for the Committee’s consideration of House Bill 548.

Local regulatory uncertainty, delays, and impact fees increase the cost of building housing, which results in less housing and higher housing costs for Marylanders. HB 548 proposes two actions to increase development certainty and to make available needed capital early in the development process: early vesting of local regulations for housing development projects, and deferral of development impact fee collection until after construction is complete.

HB 548 advances State goals around housing production and supports projects programmed in the FY 2026 to FY 2031 Consolidated Transportation Program (CTP) related to transit-oriented development (TOD) and the development of State-owned land for TOD. The CTP includes dedicated funds for TOD planning, programming, and related policy and transactional support. MDOT’s site specific TOD efforts, including Reisterstown Plaza Metro, Bowie State MARC, and Odenton MARC Station all include the development of a substantial mix of housing types. MDOT’s development partners will benefit from the greater certainty and lower carrying cost that this bill provides, enabling the State and its partners to deliver more transit-oriented housing for Marylanders.

The Maryland Department of Transportation respectfully requests that the Committee consider this information during its deliberations and issue House Bill 548 a favorable report.

Respectfully submitted,

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