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MAYOR

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SB 0267

April 2, 2026

TO: Members of the Economic Matters Committee

FROM: Nina Themelis, Director, Mayor's Office of Government Relations

RE: Senate Bill SB 267: Land Use - Residential Housing - Oversight, Regulation, and Taxation (Building Affordably in My Back Yard Act)

POSITION: SUPPORT

Chair Valderrama, Vice Chair Charkoudian and members of the committee, please be advised that the Baltimore City Administration (BCA) **supports** Senate Bill (SB) 267.

In its amended form, SB 0267 would allow a local jurisdiction to establish an expedited review process for affordable housing permit applications, which may further promote the creation of additional affordable housing throughout the State and the City of Baltimore.

BCA does not object to the enabling language. Baltimore is already working diligently to make improvements to our existing permitting system to make all permits process as quickly as possible. As an example, the median number of days to issue a residential permit went from 3 days in October of 2025 to 2 days in January of 2026 based off system improvements during that time. We move reviews and permits as quickly as possible, no matter the type of project.

We are undertaking our own efforts to fast-track approval pathways. The BCA is in the process of standing up the Bmore FAST Initiative (Facilitating Approvals and Streamlining Timelines) which represents a comprehensive modernization of how Baltimore handles development approvals. This initiative aims to make Baltimore one of the most efficient cities in America for development, while maintaining our commitment to safety and community interests, particularly in those neighborhoods that have faced intentional historic disinvestment.

SB 0267 was heavily amended and BCA can support the remaining section related to the creation of a State-wide landlord registry. The registry would require landlords in Maryland to file an annual certificate with the Department of Housing and Community Development identifying a sworn public contact, which DHCD must share with local governments upon request. Baltimore City already has a local registry requirement but still struggles to connect with certain property owners from time to time. A statewide system might help with that. For these reasons, the BCA respectfully **supports** SB 0267.