



## **House Bill 1538 – Land Use – Accessory Dwelling Units – Requirements and Prohibitions (Maryland Generational Housing Act of 2026)**

### **Position: Support**

Maryland REALTORS® supports expanding opportunities for accessory dwelling units (ADUs), as they are an important step toward increasing Maryland's housing supply and providing flexible housing options for residents at various stages of life.

ADUs offer practical and affordable housing solutions for many Marylanders. They can provide seniors with the ability to age in place while remaining close to family, offer supportive living arrangements for individuals with disabilities, and create attainable housing opportunities for young adults just beginning their careers. By allowing both internal and external ADUs on residential lots and limiting certain regulatory barriers—such as excessive parking requirements, utility fees, and other local restrictions—HB 1538 helps make it more feasible for homeowners to construct these units and contribute to the state's housing inventory.

At the same time, we respectfully note one area that may benefit from additional clarification. The bill includes provisions related to occupancy by family members. In practice, enforcing family-relationship requirements can be difficult for local governments and property owners alike. Additionally, the legislation leaves open the question of what should occur once a family member no longer occupies the ADU. Providing clearer guidance on how these situations should be managed could help ensure consistent implementation and avoid uncertainty for homeowners and local jurisdictions. This may be an appropriate area for clarification or amendment as the bill moves forward.

For these reasons, the Maryland REALTORS® respectfully requests a favorable report on HB 1538, with consideration given to clarifying provisions related to family occupancy requirements and the long-term use of accessory dwelling units.

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