



# CITY TAKOMA OF PARK MARYLAND

**Support House Bill 548 – Land Use – Permitting – Development Rights (Maryland Housing Certainty Act)**  
**House Economic Matters**  
**February 19, 2026**

The City of Takoma Park expresses its support for HB 548, the Maryland Housing Certainty Act. This legislation seeks to guarantee that regulations, fees, and approval procedures remain stable and consistent from the moment a housing project application is substantially complete through a designated subsequent period. This bill aims to provide predictability and stability for developers, local governments, and communities, supporting timely and affordable housing development across Maryland.

This critical legislation will help bring much-needed predictability and consistency to the housing development process across our state. Developers and local governments alike face significant challenges when regulations, fees, or approval processes change midstream during a project. These moving targets create uncertainty, increase costs, and can delay or derail the creation of affordable and market-rate housing that our communities urgently need. The lack of predictability can discourage investment and stifle innovation, by forcing developers to factor in unknown risks and shifting requirements.

By establishing clear guardrails and ensuring that rules in place at the time a developer files an application remain consistent throughout the approval process, HB 548 empowers both local governments and the development community to plan effectively. This clarity encourages more responsible investment, helps control costs, and allows for more timely completion of housing projects, which is essential for addressing Maryland's housing shortage.

Stable and predictable processes also benefit residents and the broader community. When the pathway to project completion is clear, the public can better understand and participate in the process, and local governments can uphold their commitments to community engagement and oversight without the disruptions that moving targets cause.

The City of Takoma Park supports HB 548 and urges the committee to give this legislation a favorable report. Bringing certainty to the development process is a crucial step toward expanding housing opportunities for all Marylanders.

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