



Chair Kris Valderrama
and Members, Economic Matters Committee
House Office Building
6 Bladen Street
Annapolis, Maryland 21401

February 19, 2026

House Bill 548 – Housing Certainty Act – Favorable

Dear Chair Valderrama and Members of the Economic Matters Committee:

My name is Dan Reed and I serve as the Maryland Policy Director for Greater Greater Washington, a nonprofit that supports better housing, land use, and transportation policies throughout Greater Washington and beyond. **GGWash strongly supports HB 548, the Housing Certainty Act.**

As written, this bill says that if local governments approve a housing development, that approval must stand for five years and the rules cannot change after the fact. It also requires that local governments only collect impact taxes from a development after construction is complete, instead of before. This is similar to a bill that Montgomery County passed last year. The county charges up to \$50,000 per house in impact fees, which help pay for schools and roads. Builders rely on construction loans to finance their projects, meaning that if they have to pay impact fees up front, they also incur significant interest. Those costs will get passed onto future residents.

Together, these provisions give builders more certainty and reduce development costs while collecting needed revenue to support the public services we all use. At a time when Maryland has a shortage of 100,000 homes, we need all the help we can get. A [poll we commissioned last month](#) found that 62% of likely voters in Maryland support requiring governments to use a quick and clear permitting process. They're ready for a solution to our housing crisis, and this bill is a big part of it. We ask the Economic Matters Committee for a favorable report.

Sincerely,

A handwritten signature in black ink that reads 'Dan Reed'.

Dan Reed
Maryland Policy Director

The Washington, DC region is great and it can be greater.