

February 10th, 2026

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

RE: MBIA Letter of Support HB 240 Local Comprehensive Plans – Guidance Materials and Notification to the Department of Planning

Dear Chair Valderrama,

The Maryland Building Industry Association, representing 100,000 employees of the building industry across the State of Maryland, appreciates the opportunity to participate in the discussion surrounding **HB 240 Local Comprehensive Plans – Guidance Materials and Notification to the Department of Planning**.

This bill requires local planning commissions to notify the Maryland Department of Planning when beginning their comprehensive plan. Within 60 days of being notified, the Department of Planning will then provide local planning commissions with guidance materials, best practices for local comprehensive plans and other resources that will support the comprehensive plan. MBIA believes this will ultimately create local comprehensive plans that are more aligned with the State's housing goals. Certainty and predictability are the most important factors for builders. Notifying the Maryland Department of Planning at the start of a comprehensive plan review will prevent significant plan revisions that take place late in the process and conflicting interpretations between the state and local jurisdictions. This bill creates a good balance between allowing the State to recommend best practices while ultimately preserving local control over land-use decisions.

For these reasons, MBIA respectfully requests the Committee give this measure a favorable report. Thank you for your consideration.

For more information about this position, please contact Lori Graf at 410-800-7327 or lgraf@marylandbuilders.org.

cc: Members of the House Economic Matters Committee