



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

March 10, 2026

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

Dear Chair Valderrama and Members of the Economic Matters Committee,

My name is Mark Clements and I serve as the Maryland Policy Manager for [Greater Greater Washington](#) (GGWash), a nonprofit that works to advance sustainability and equity in housing, land use, and transportation throughout Greater Washington and beyond. **GGWash enthusiastically supports House Bill 1538**, which increases the maximum allowable number of accessory dwelling units (ADUs) on a property to two so long as one is external and the other is within the footprint of an existing primary structure.

The committee has often heard from me and many others that our state is experiencing a housing crisis that will require a variety of creative solutions. GGWash believes the Generational Housing Act is one such solution. This legislation enables individuals to exercise their power as property owners by using their own land to accommodate additional family members or generate income. Additionally, the bill provides financial relief for those housing a qualified family member in those ADUs in the form of property tax abatements and streamlined utility charges.

According to U.S. Census data, Maryland [currently ranks 5th in the nation](#) for the largest number of multigenerational households, i.e. households occupied by three or more generations of the same family. That same data shows that over a third of the state's adults aged 18-34 still live with their parents. For some families, those arrangements are desired; for others, they are out of necessity. This legislation provides more flexibility to both sets of circumstances.

GGWash believes the Generational Housing Act of 2026 builds upon the work of last year's ADU legislation in a meaningful way, and provides countless small opportunities to expand housing availability and affordability throughout Maryland. **We ask that the committee give HB 1538 a favorable report.**

With candor and respect,

A handwritten signature in black ink, appearing to read 'Mark A. Clements, Jr.', with a horizontal line extending from the end of the signature.

Mark A. Clements, Jr.
Maryland Policy Manager
Greater Greater Washington