

HB1538_RichardKaplowitz_FAV

03/13/2026

Richard Keith Kaplowitz

Frederick, MD 21703

TESTIMONY ON HB#/1538- POSITION: FAVORABLE

Land Use - Accessory Dwelling Units - Requirements and Prohibitions (Maryland Generational Housing Act of 2026)

TO: Chair Valderrama, Vice Chair Charkoudian and members of the Economic Matters Committee

FROM: Richard Keith Kaplowitz

My name is Richard Keith Kaplowitz. I am a resident of District 3, Frederick County. I am submitting this testimony in support of HB#/1538, **Land Use - Accessory Dwelling Units - Requirements and Prohibitions (Maryland Generational Housing Act of 2026)**

The American Planning Association discusses *Accessory Dwelling Units*¹

An accessory dwelling unit (ADU) is a smaller, independent residential dwelling unit located on the same lot as a stand-alone (i.e., detached) single-family home. ADUs go by many different names throughout the U.S., including accessory apartments, secondary suites, and granny flats. ADUs can be converted portions of existing homes (i.e., internal ADUs), additions to new or existing homes (i.e., attached ADUs), or new stand-alone accessory structures or converted portions of existing stand-alone accessory structures (i.e., detached ADUs).

Internal, attached, and detached ADUs all have the potential to increase housing affordability (both for homeowners and tenants), create a wider range of housing options within the community, enable seniors to stay near family as they age, and facilitate better use of the existing housing fabric in established neighborhoods. Consequently, many cities and counties have signaled support for ADUs in their plans and adopted zoning regulations that permit ADUs in low-density residential areas.

Maryland knows, from recent studies, that we are facing a severe housing crisis driven by a shortage of approximately 100,000 units, with projections indicating a need for nearly 590,186 new homes by 2045. High costs and low supply are forcing residents to leave the state, particularly impacting Black and Hispanic communities.²

This bill will address these known issues by requiring a certain local law to authorize development of at least one internal accessory dwelling unit and one external accessory dwelling unit on certain land notwithstanding a certain density limit; limiting the imposition of off-street parking requirements to certain accessory dwelling units; prohibiting a utility provider from charging a certain property owner certain fees; authorizing a certain accessory dwelling unit to share certain utility meters and service laterals with a primary single-family detached dwelling unit; etc.

I respectfully urge this committee to return a favorable report on HB#/1538.

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[https://www.planning.org/knowledgebase/accessorydwellings/#:~:text=An%20accessory%20dwelling%20unit%20\(ADU,in%20low%2Ddensity%20residential%20areas.](https://www.planning.org/knowledgebase/accessorydwellings/#:~:text=An%20accessory%20dwelling%20unit%20(ADU,in%20low%2Ddensity%20residential%20areas.)

² Google AI Search "Housing crisis in Maryland"