



Senate Bill 267

*Land Use - Residential Housing – Oversight and Approval
(Building Affordably in My Back Yard Act)*

MACo Position: **SUPPORT**

To: Economic Matters Committees

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The Maryland Association of Counties (MACo) **SUPPORTS** SB 267, the Building Affordably in My Back Yard (BAMBY) Act. **This locally grounded package advances a balanced housing strategy, empowering counties to speed housing production and pair growth with sensible renter protections.** These policy tools will help Maryland deliver more homes—faster, at lower cost—while protecting communities, infrastructure capacity, and household stability.

Maryland’s housing shortage is constraining economic opportunity, driving up costs for families, and putting pressure on employers and public services. Counties are on the front lines of this challenge: approving projects, delivering the public services, and developing major infrastructure (schools, roads, water/wastewater). BAMBY recognizes this complex reality and offers a pragmatic path forward to increasing affordable housing in Maryland. Its two features, as passed by the Senate, are as follows:

- **Fast-Track Approval Pathways** - Authorize counties to create an administrative review process for most housing development decisions, reviews, approvals, etc., while retaining final decision-making authority. Local governments are often criticized for slow project reviews. An administrative option would allow for streamlining, reducing delays, and allocating staff more efficiently while preserving oversight, public input, and local accountability.
- **Responsible Owner Registry** - Require residential landlords to file an annual certificate with the Department of Housing and Community Development identifying a sworn public contact, which DHCD must share with local governments upon request. Accurate ownership and contact information improves communication, strengthening housing and code enforcement—especially since owners currently are not required to keep contact information updated, which creates serious health and safety risks.

At its core, BAMBY increases efficiency and empowers counties to more directly address Maryland’s affordable housing crisis. While no single bill is a silver bullet, BAMBY represents one of the most comprehensive, actionable approaches proposed to meet this moment. Counties stand ready to be strong partners in delivering more housing—quickly, responsibly, and in ways communities can sustain. For these reasons, MACo respectfully urges the Committee to issue a **FAVORABLE** report on the BAMBY Act, SB 267.