



WES MOORE
Governor
ARUNA MILLER
Lt. Governor
JACOB R. DAY
Secretary
JULIA GLANZ
Deputy Secretary

DATE: April 2, 2026
BILL NO: Senate Bill 267
TITLE: Land Use - Residential Housing - Oversight and Approval (Building Affordably in My Back Yard Act)
COMMITTEE: House Economic Matters Committee

Letter of Support

Description of Bill:

Senate Bill 267 would increase transparency and accountability for rental property owners by requiring business entities that own residential property in Maryland to annually disclose contact information for an authorized representative to the Department of Housing and Community Development, unless the information is already provided to local government. The bill authorizes local jurisdictions to determine if there is a shortage of affordable housing. It would establish an administrative process to review and approve housing development project applications, while maintaining requirements for public notice, comment, and appeals.

Background and Analysis:

Across Maryland there has been an increase in Limited Liability Companies (LLCs) and other business entities owning residential rental properties, making it more difficult for tenants and local governments to identify and contact landlords. While being under an LLC allows protections for landlords, it can reduce the transparency for tenants. This creates challenges in resolving maintenance issues, enforcing housing codes, ensuring accountability within landlord tenant relationships and more. Senate Bill 267 would require landlords to submit an annual point of contact, addressing these issues and promoting more responsive and responsible property managers.

Additionally, many local jurisdictions are facing housing shortage issues due to rising construction costs, population growth, and regulatory delays in the development process. These long complex processes slow production at a time when it is crucially needed. Senate Bill 267 would allow local governments to establish a more efficient administrative review process when shortages are identified, helping accelerate development while maintaining public input and oversight.

DHCD Position

The Maryland Department of Housing and Community Development respectfully requests a **favorable** report on Senate Bill 267.

