



TESTIMONY

COMMITTEE: House Economic Matters

DATE: April 2, 2026

POSITION: Favorable

BILL: Senate Bill 267

The Maryland Municipal League (MML) supports the amended version of SB 267 and appreciates the significant changes made to the bill. As introduced, MML held a Favorable with Amendments position to address several implementation and local authority concerns. Those concerns have largely been resolved through amendments, and as revised, the legislation reflects a more targeted and workable approach to advancing housing policy while preserving local authority and flexibility.

Landlord Registry

The bill establishes a statewide reporting requirement for business entities that own residential rental property, requiring annual submission of contact information for a designated representative. MML also supports the provision requiring the Department of Housing and Community Development (DHCD) to share this information with local governments upon request, improving local governments' ability to communicate with property owners and address issues related to rental housing.

Local Administrative Review Authority

The bill authorizes local governments, after determining that a shortage of affordable housing exists, to establish an administrative process to review, approve, modify, or deny housing development project applications. This authority is optional and must be implemented through local law. MML supports this framework, as it provides local governments with an additional tool to streamline review processes where appropriate while maintaining discretion over whether and how to implement such a process.

SB 267 has evolved into a more focused and flexible piece of legislation. It improves communication between landlords and local governments and provides an optional framework for streamlining development review, while preserving local authority over land use decisions. For these reasons, the Maryland Municipal League respectfully requests a favorable report on SB 267.

For more information relating to this piece of testimony, please contact:
Angelica Bailey Thupari: Director, Advocacy and Public Policy, angelicab@mdmunicipal.org

Municipalities are home to 25% of Maryland's population while occupying less than 5% of the State's land area.