

January 19<sup>th</sup>, 2026

The Honorable Brian J. Feldman  
Chair, Senate Education, Energy and the Environment Committee  
2 West Miller Senate Office Building  
Annapolis, Maryland 21401

**RE: MBIA Letter of Opposition SB 197 Land Use – Comprehensive and General Plans –  
Alteration of Elements**

The Maryland Building Industry Association, representing 100,000 employees of the building industry across the State of Maryland, appreciates the opportunity to participate in the discussion surrounding **SB 197 Land Use – Comprehensive and General Plans – Alteration of Elements**.

This bill is a complete overhaul of the requirements for comprehensive and general plans for charter counties and other local jurisdictions. Our industry is concerned that the Counties will not have the capacity to implement the changes this bill brings. The bill requires a significantly expanded planning framework on counties without providing additional funding or staffing support. It also requires local jurisdictions to maintain eight different elements of planning principals. Many counties, particularly small or rural counties, will not have the staff expertise or financial capacity to implement these planning principals. The changes are so extensive that comprehensive and general plans developed over months or even years would become immediately outdated upon the bill's effective date.

We hope to meet with the Department of Planning and the bill sponsor in the coming days to better understand the bill's potential impacts and how local jurisdictions would realistically have the capacity to implement these changes.

For more information about this position, please contact Lori Graf at 410-800-7327 or [lgraf@marylandbuilders.org](mailto:lgraf@marylandbuilders.org).

cc: Members of the Senate Education, Energy, and the Environment Committee