Senate Bill 829 - Land Use - Multifamily Developments and Mixed-Use Developments - Authorization (Bring Back Main Street Act)

Position: Support

Maryland REALTORS® strongly supports SB 829, the Bring Back Main Street Act. This is common-sense legislation that allows housing in places where infrastructure already exists and where it makes economic and community sense to grow.

By permitting multifamily and mixed-use development on commercially and recreationally zoned properties that are already served by water and sewer, SB 829 ensures that new housing can be built efficiently without expanding sprawl or overburdening undeveloped areas. It aligns growth with existing infrastructure and reflects what the majority of Maryland residents recognize as a necessary solution to the State's housing crisis: building more homes in smart, sustainable locations.

Co-locating housing and commercial uses strengthens communities. Mixed-use development creates more walkable neighborhoods where residents can easily access goods, services, and employment. At the same time, local businesses benefit from a built-in customer base, supporting vibrant main streets and long-term economic success. Allowing these developments as permitted uses reduces unnecessary delays and uncertainty while preserving reasonable local authority over site design and parking.

Maryland faces a significant housing shortage that is driving up costs for families and limiting economic growth and opportunity. SB 829 provides a practical, balanced approach to increasing housing supply, revitalizing commercial corridors, and making better use of existing infrastructure.

For these reasons, Maryland REALTORS® urges a favorable report on SB 829.

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