

February 17, 2026

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

RE: SB325/HB548 – Land Use - Permitting - Development Rights (Maryland Housing Certainty Act)

Dear Chair Feldman and Members of the Committee,

On behalf of Fello, we write in support of ***SB325/HB548 – Land Use - Permitting - Development Rights (Maryland Housing Certainty Act)***.

Across Maryland, Fello is building communities where people belong. With a team of more than 650 employees, Fello supports over 5,000 people with disabilities each year – creating opportunities that empower people to live the lives they choose. From advancing equity and respect to expanding access and connection, inclusion is at the heart of everything we do. One powerful way this comes to life is through Fello Communities: beautiful, safe, and accessible rental housing that offers choice and stability for residents across income levels, from affordable to market-rate homes.

SB325/HB548 provides much-needed predictability and fairness in Maryland’s housing development process. By ensuring that a housing development application is reviewed under the laws and regulations in effect at the time of submission, the bill protects applicants from shifting requirements that can cause costly delays, added expenses, and uncertainty. Granting vested rights for an approved project for a defined period further strengthens stability, allowing developers and local partners to move forward with confidence once approvals are secured.

This clarity encourages responsible investment and supports the timely delivery of much-needed housing across the state. By creating a more stable and reliable regulatory environment, SB325/HB548 advances Maryland’s broader housing goals and helps expand accessibility and affordability for residents by providing certainty to developers working to deliver new housing opportunities.

For these reasons, we respectfully urge a favorable report on SB325/HB548.

Sincerely,

  
**Jonathon Rondeau**  
President & CEO

**fello.**

**fello.org**

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