



Chair Brian Feldman
and Members, Education, Energy, and the Environment Committee
2 West, Miller Senate Office Building
Annapolis, Maryland 21401

February 17, 2026

Senate Bill 267 – BAMBY Act – Unfavorable


Dear Chair Feldman and Members of the Education, Energy, and the Environment Committee:

My name is Dan Reed and I serve as the Maryland Policy Director for Greater Greater Washington, a nonprofit that supports better housing, land use, and transportation policies throughout Greater Washington and beyond. **GGWash opposes SB 267, the BAMBY Act.**

It is well-known by now that Maryland has a housing crisis. We are short 100,000 homes, home prices have risen by double digits in the past few years, and Marylanders are leaving for other, more affordable states. Last month, [we commissioned a poll](#) that found that 92% of Marylanders believe high housing costs are a problem.

Home prices are rising because we aren't building enough homes, in part due to restrictive zoning and permitting rules set by local governments. Voters have told us they support the many proposals before the General Assembly this session to change these rules. They include allowing homes to be built in commercial zones; making it easier to build smaller home types like duplexes and townhomes; and reducing the minimum lot size for a new home.

States such as Oregon and Texas made these changes so they can meaningfully reduce home prices and give hard-working families more choices within their budget. They all require that states set common zoning standards for local governments that prevent them from adding arbitrary barriers to building approvals. The BAMBY Act falls short of this. It essentially says that local governments can make changes that might streamline housing approvals, while allowing them to add requirements that could slow that process down.

The Washington, DC region is great  and it can be greater.



Our housing crisis is a big challenge that requires big solutions. We do not believe the BAMBY Act rises to the occasion, and we ask the Education, Energy, and the Environment Committee for an unfavorable report.

Sincerely,

A handwritten signature in black ink, appearing to read "Dan Reed". The signature is fluid and cursive, with the first name "Dan" and the last name "Reed" clearly distinguishable.

Dan Reed
Maryland Policy Director