

March 4<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 836 Carroll County – District Planning Commission – Authorized**

Dear Chair Feldman,

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 836 Carroll County – District Planning Commission – Authorized**.

This bill allows Carroll County to create district-level planning commissions within the county, and lays out the processes for appointing members, public hearings, and duties of the members. MBIA is opposed to this bill, as it will create more obstacles to developing housing in Carroll County. For context, the County is currently trying to stop any housing development projects they can. In December, the Commissioners passed deferrals on most development projects in the County's largest growth area, the southeast part of the County. Creating district planning commissions means that developers have to go through another layer of public hearings and approval processes on top of going through the County's planning process. This will significantly delay housing projects even more.

MBIA is also concerned that the County will not have the administrative capacity to support district planning commissions. Additional planning staff, coordination, logistics and planning expertise are all needed for these planning commissions to be successful. Small counties generally do not have the funding to support this, which is why smaller counties in Maryland have centralized county planning departments and not local. Localized planning commissions will also lead to different zoning standards between districts, conflicting growth policies and inconsistent infrastructure planning. This ultimately makes development less predictable and more difficult to plan.

**SB836 creates fragmentation, inefficiency, and uncertainty in Carroll County's land-use system. It increases costs, slows housing production, and undermines consistent countywide planning without demonstrating a clear need for change.**

For these reasons, MBIA respectfully requests the Committee give this measure an unfavorable report. Thank you for your consideration.

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