



Senate Bill 754 – Land Use – Preservation of Natural Resources

Position: Unfavorable

While the Maryland REALTORS® supports efforts for balanced growth, it believes conservation efforts in the future should be linked to housing supply and growth.

In 2024, the Maryland Department of Planning announced that Maryland had met the statewide goal of land conservation by protecting 30% of Maryland's land area. This interim goal (the final goal is 40%) was accomplished six years ahead of schedule. While this is an extraordinary achievement, it stands in stark contrast to the growing housing deficit in Maryland that continues to put pressure on affordable housing.

SB 754 would authorize local government to approve conservation tools to conserve land. The REALTORS® believe there should be a greater link of these recommended tools to increasing density and housing supply. Some of the tools, like cluster development, can create more housing while protecting natural resources. However, if future efforts are not linked to housing supply, it is likely that these tools will result in fewer opportunities for development and the housing supply that Maryland needs to meet demand.

**For more information contact lisa.may@mdrealtor.org or
christa.mcgee@mdrealtor.org**