



Senate Bill 829

Committee: Education, Energy, and the Environment

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

Date: February 24th, 2025

Position: Favorable

The Maryland Multi-Housing Association (MMHA) is a professional trade association established in 1996, whose members consist of owners and managers of more than 214,000 rental housing homes in over 1015 apartment communities. Our members house over 571,000 residents of the State of Maryland. MMHA also represents over 270 associate member companies who supply goods and services to the multi-housing industry.

Senate Bill 829 (“SB 829”) requires counties with populations over 150,000 to allow multifamily developments and mixed-use developments as a permitted use on certain parcels or lots. Additionally, SB 829 prohibits counties from imposing specific unreasonable or inconsistent requirements on these developments that do not exist for other residential zones in the county.

MMHA would like to commend the sponsor for bringing forth this commonsense legislation. As Maryland seeks to chip away at Maryland’s housing dearth of 96,000 units, developers and housing providers are far too often stymied at the local level by overburdensome regulations when seeking to either develop or expand upon existing properties. Some of these local and municipal regulations, such as mandated off-street parking requirements and required nonpublic open space easements, are arbitrary and appear reactionary from localities who are seeking to discourage higher density on these developments.

Without the State’s intervention on feckless local housing policies, such as rent control, our housing affordability crisis will only compound and be prolonged for years to come. SB829 is a crucial step towards the State leading the way on housing policy.

For those reasons, MMHA would ask for a favorable report to SB829.

Please contact Matthew Pipkin, Jr. at (443) 995-4342 or mpipkin@mmhaonline.org with any questions.