
February 17, 2026

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

Re: Letter of Support – Senate Bill 325 – Land Use – Permitting – Development Rights

Dear Chair Feldman and Committee Members:

The Maryland Department of Transportation (MDOT) offers the following letter of support for the Committee’s consideration on Senate Bill 325.

Local regulatory uncertainty, delays, and impact fees increase the cost of building housing, resulting in less housing and higher costs for Marylanders. Senate Bill 325, cross filed with House Bill 548, proposes two actions to increase certainty and to assist in freeing up needed capital early in the development process: early vesting of local regulations for housing development projects, and deferral of development impact fee collection until after construction is complete.

SB 325 advances State goals and supports projects programmed in the Consolidated Transportation Program (CTP) related to transit-oriented development (TOD) and the development of State-owned land for TOD. In the FY2026-FY2031 CTP, MDOT has dedicated funds for TOD planning, programming, and related policy and transactional support. MDOT’s site specific TOD efforts, including Reisterstown Plaza Metro, Bowie State MARC, and Odenton MARC Station all include the development of a substantial mix of housing types. MDOT’s development partners will benefit from the greater certainty and lower carrying cost that this bill provides, enabling the State and its partners to deliver more transit-oriented housing for Marylanders.

The Maryland Department of Transportation respectfully requests the Committee grant Senate Bill 325 a favorable report.

Respectfully submitted,

David Zaidain
Chief, Real Estate and Transit-Oriented Development
Maryland Department of Transportation
410-865-1050