



The Maryland Department of the Environment
Secretary Serena McIlwain

House Bill 870
Environment - Permit Applications for New Buildings - Notice (Large Buildings for Tomorrow Act)

Position: Support
Committee: Education, Energy, and the Environment
Date: March 31, 2026
From: Jeremy D. Baker, Director of Government Relations

The Maryland Department of the Environment (MDE) **SUPPORTS** HB 870.

Bill Summary

HB 870 would require a county or municipality, within 10 business days of accepting a permit application for a new building of 35,000+ square feet (excluding parking), to notify MDE of the application. This rule only applies to new construction projects filed on or after the bill's effective date.

Under HB 870, local jurisdictions must provide to MDE (1) the address of the proposed building, (2) the building permit application number, (3) the total square footage of the the proposed building, (4) the proposed building type, (5) the energy sources planned for use in the proposed building, and (6) the contact information for the owner of the proposed building.

Position Rationale

Zero-emission new construction is the most cost-effective way to meet Maryland's 2040 net zero emissions deadline for large buildings, making early compliance imperative to avoid future retrofit costs.

HB 870 establishes a necessary notification process, ensuring the Department is aware of newly constructed buildings 35,000 square feet or larger. This mechanism enables MDE to proactively contact building owners regarding compliance with the Building Energy Performance Standards (BEPS). MDE supports legislation that promotes transparency and open communication to ensure building owners are proactively informed of all applicable compliance requirements.

Accordingly, MDE respectfully requests that the Committee issue a **FAVORABLE** report for HB 870.