



HOWARD COUNTY OFFICE OF COUNTY EXECUTIVE

3430 Courthouse Drive ■ Ellicott City, Maryland 21043 ■ 410-313-2013 Voice/Relay

Calvin Ball
Howard County Executive
cball@howardcountymd.gov

www.howardcountymd.gov
FAX 410-313-3051

February 13, 2026

The Honorable Brian Feldman, Chair
Education, Energy, and the Environment Committee
2 West Miller Senate Office Building
Annapolis, Maryland 21401

Re: **TESTIMONY IN SUPPORT of Senate Bill 267: Land Use - Residential Housing - Oversight, Regulation, and Taxation (Building Affordably in My Back Yard Act)**

Dear Chair Feldman, Vice Chair Kagan and Members of the Committee:

On behalf of Howard County I write to express my support for SB267, the Building Affordably in My Back Yard Act.

Howard County's success as a place where people want to live, work, play, grow, thrive, and raise families did not happen by chance. It is the result of long-standing values rooted in inclusion, shared opportunity, and thoughtful, comprehensive planning. Our county has grown by bringing people together around a common vision, one that recognizes our responsibility to plan not just for today, but for the generations who will follow.

The housing challenges facing communities today call for cooperative, solutions-oriented leadership. As local leaders, we are tasked with expanding access to housing in ways that are both practical and respectful of the places we call home. This legislation supports that work by simplifying processes and aligning with local government efforts, empowering communities to respond to housing needs and addressing financial and permitting barriers to housing supply.

This legislation contains several provisions, some of which are detailed below, that align with our vision:

- Offers regulatory certainty for construction projects by clarifying that plan approvals/rejections should be based on regulations in place at time of completed applications;
- Facilitates a development-friendly payment schedule by allowing certain fees and taxes to be paid incrementally, which could help address financing issues that development projects face;
- Creates pathways for fast-track approvals, expedited permitting for pre-approved designs and tax relief for affordable housing projects; and
- Promotes home ownership through establishing a right of first refusal for home buyers looking to purchase single family homes.



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I am also aware of concerns from the real estate industry around certain provisions of this bill related to the hold period for the sale of owner-occupied property and empowering local governments to establish varied tax treatment for property based on owner occupancy and/or value. This is one of several bills currently being considered by the General Assembly to address the need for more housing. I encourage open dialogue, collaboration and balance in the adoption of thoughtful housing policy that respects the voices of all partners.

By working together across levels of government, industry and alongside our residents, we can ensure our communities remain welcoming, stable, and full of opportunity for all.

Respectfully,

Calvin Ball
Howard County Executive