

**MBIA Letter of Opposition SB 754.pdf**

Uploaded by: Lori Graf

Position: UNF

March 6<sup>th</sup>, 2026

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

**RE: MBIA Letter of Opposition SB 754 Land Use - Preservation of Natural Resources**

Dear Chair Feldman,

The Maryland Building Industry Association, representing 100,000 employees of the building industry across the State of Maryland, appreciates the opportunity to participate in the discussion surrounding **SB 754 Land Use - Preservation of Natural Resources**.

This bill allows local governments to adopt land-use regulations requiring the preservation of natural resources through conservation or preservation easements, transfer of development rights, open space or agricultural land preservation programs and other mechanisms. Many of these tools are already available to local governments under existing law. Duplicating existing environmental protections such as wetlands protections, forest conservation requirements, and stormwater management regulations on top of existing state and federal regulations will lead to delays in project approvals and increased costs for builders that are passed down to homebuyers. Adding these regulations without clear statewide guidelines creates inconsistent regulations across local jurisdictions and complicates the development process.

MBIA is also concerned that the definition of natural resource in the bill is overly broad. By including “other areas that provide ecological, hydrological, or conservation value,” it opens the door for local jurisdictions to enact more restrictive regulations than required by the State.

For these reasons, MBIA respectfully requests the Committee give this measure an unfavorable report. Thank you for your consideration.

For more information about this position, please contact Lori Graf at 410-800-7327 or [lgraf@marylandbuilders.org](mailto:lgraf@marylandbuilders.org).

cc: Members of the Senate Education, Energy, and the Environment Committee

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Uploaded by: William Castelli

Position: UNF



## **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](mailto:lisa.may@mdrealtor.org) or  
[christa.mcgee@mdrealtor.org](mailto:christa.mcgee@mdrealtor.org)**