



House Bill 958 – Natural Gas – Connection and Line Extension – Discounts and Payment Plans

Position: Support

Maryland REALTORS® supports HB 958, which is a response to draft regulation RM 92 issued by the Maryland Public Service Commission. That proposal, which differentiated the treatment of utility service extensions for natural gas and electricity, raised significant concerns within the housing industry about the potential impact on new construction, redevelopment, and housing affordability across the State.

HB 958 provides needed statutory clarity to ensure that policies governing utility line extensions remain fair, transparent, and consistent. By reaffirming a balanced framework for cost allocation, the bill helps prevent the imposition of disproportionate upfront infrastructure costs on new homeowners, builders, and developers.

Access to affordable, reliable energy infrastructure is foundational to housing availability. When infrastructure costs are broadly and reasonably allocated, new housing can be delivered at price points Maryland families can afford. Conversely, requiring new customers to shoulder the full cost of utility extensions would significantly increase the cost of construction and redevelopment, costs that are passed on through higher home prices and rents.

HB 958 also helps preserve consumer energy choice by ensuring that access to basic utility service is not restricted through excessive upfront charges. Maintaining a consistent and equitable policy framework supports reinvestment in existing communities, encourages new housing supply, and protects Maryland's competitiveness in attracting residents and business growth.

At a time when Maryland faces a serious housing shortage, predictability and affordability in infrastructure policy are essential. For these reasons, Maryland REALTORS® urges a favorable report on HB 958.

**For more information contact lisa.may@mdrealtor.org or
christa.mcgee@mdrealtor.org**