

SB0389_RichardKaplowitz_FAV

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Richard Keith Kaplowitz

Frederick, MD 21703

TESTIMONY ON SB#/0389- POSITION: FAVORABLE

Land Use - Transit-Oriented Development - Alterations (Maryland Transit and Housing Opportunity Act)

TO: Chair Beidle, Vice Chair Hayes, and members of the Finance Committee

FROM: Richard Keith Kaplowitz

My name is Richard Keith Kaplowitz. I am a resident of District 3, Frederick County. I am submitting this testimony in support of SB#/0389, **Land Use - Transit-Oriented Development - Alterations (Maryland Transit and Housing Opportunity Act)**

Investopedia explains what an enterprise zone is and how it is a positive a government can provide to residents of a jurisdiction. ¹

An enterprise zone is a geographic area that has been granted special tax breaks, regulatory exemptions, or other public assistance in order to [encourage private economic development](#) and job creation. They are used most often to promote the [revitalization](#) of a city neighborhood and can encourage housing development as well.

The Federal Transit Administration promotes Transit-Oriented Development: ²

The success of transit systems in rural, urban and suburban neighborhoods is critical to the economic health and sustainable growth of America's communities. Transit systems should address the needs of everyone and help people get to jobs, school, healthcare and visit friends and family. Transit-oriented development (TOD) is where those two areas intersect to create real change. Dense, walkable, mixed-use development near transit attracts people and adds to vibrant, connected communities. Public transportation can help foster partnerships in communities that support the development of affordable housing around transit.

Recognizing the benefits Maryland might accrue this bill will provide for the automatic designation of certain transit-oriented developments as enterprise zones; requiring the Maryland Development Corporation to prioritize certain redevelopment projects when making loans under the Strategic Infrastructure Revolving Loan Program; altering the authority of local legislative bodies to regulate land use planning on land located near certain transit stations; delaying the collection of certain development excise taxes and development impact fees for certain residential real estate projects; etc.

This important bill offers a pathway to achievement of significant benefits in Maryland.

I respectfully urge this committee to return a favorable report on SB#/0389.

¹ <https://www.investopedia.com/terms/e/enterprise-zone.asp>

² <https://www.transit.dot.gov/TOD>