



**THE GREATER BETHESDA**  
CHAMBER of COMMERCE

Better business. Stronger community.

## **Testimony on behalf of the Greater Bethesda Chamber of Commerce**

*In Support of*

*Senate Bill 389— Land Use—Transit-Oriented Development—Alterations (Maryland Transit and Housing Opportunity Act)*

*February 17, 2026*

*Senate Finance Committee/Senate Education, Energy and Environment Committee*

The Greater Bethesda Chamber of Commerce (GBCC) was founded in 1926. Since then, the organization has grown to more than 650 businesses located throughout the Greater Bethesda area and beyond. On behalf of these members, we appreciate the opportunity to provide written comments on Senate Bill 389—Land Use—Transit-Oriented Development—Alterations (Maryland Transit and Housing Opportunity Act).

We strongly support Senate Bill 389 as it modernizes Maryland’s transit-oriented development framework by aligning housing and economic growth more closely with existing rail infrastructure. These changes reduce regulatory and financial barriers near transit stations by automatically designating qualifying transit-oriented developments as Enterprise Zones, eliminating minimum parking requirements near rail, requiring mixed-use zoning, delaying the collection of impact fees until after occupancy and prioritizing redevelopment of underutilized state-owned land. Collectively, these updates make it easier and less risky to develop housing and commercial projects in areas where the state has already made significant public investment in transit. For small businesses and local employers, access to reliable transit and walkable mixed-use districts is not just a planning priority—it is a key economic driver.

We believe Senate Bill 389 will help create the kind of connected, vibrant, and economically competitive communities that benefit residents, businesses, and the state as a whole. For these reasons, we urge a favorable vote on Senate Bill 389.