



**Senate Bill 389 -- *Land Use - Transit-Oriented Development - Alterations*  
(*Maryland Transit and Housing Opportunity Act*)  
Senate Finance Committee and Senate Education, Energy, and the Environment Committee  
February 17, 2026  
Support with Amendment**

The Montgomery County Chamber of Commerce (MCCC), the voice of business in Metro Maryland, supports with amendment Senate Bill 389 -- *Land Use - Transit-Oriented Development - Alterations (Maryland Transit and Housing Opportunity Act)*.

Senate Bill 389 provides that an area designated as a transit-oriented development that is served by a rail transit station that receives at least hourly service on average from 8:00 a.m. until 6:00 p.m. Monday through Friday shall automatically be designated as an Enterprise Zone. The bill stipulates that the Maryland Economic Development Corporation (MEDCO), when making loans, prioritize projects that redevelop State-owned land contiguous to rail stations. The bill also requires labor peace agreements in scoring preferences for project applications.

The Chamber supports this legislation because designating transit-oriented development (TOD) areas as Enterprise Zones will attract new investment and stimulate commercial growth around key transportation hubs. Transit areas across the State are primed for responsible development that will generate jobs, revitalize underutilized properties, and create vibrant mixed-use economic centers that strengthen both local and regional economies. Additionally, TOD provides residents with greater access to reliable transportation options, effectively connecting more people to more job opportunities.

The Chamber does, however, oppose the inclusion of labor peace agreement (PLA) language in Senate Bill 389 and respectfully requests its removal. Although MCCC is not opposed to unionization efforts, mandating such provisions is unnecessary and could make certain Transit-Oriented Development projects less attractive for investment and development.

**For these reasons, the Montgomery County Chamber of Commerce supports with amendment Senate Bill 389 and respectfully requests a favorable report if PLA language is removed.**

*The Montgomery County Chamber of Commerce (MCCC), on behalf of its members, champions the growth of business opportunities, strategic infrastructure investments, and a strong workforce to position Metro Maryland as a premier regional, national, and global business location. Established in 1959, MCCC is an independent, non-profit membership organization.*

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