

**Department of Legislative Services**  
Maryland General Assembly  
2022 Session

**FISCAL AND POLICY NOTE**  
**First Reader**

House Bill 705 (Delegates Barve and Stein)  
Environment and Transportation

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**Land Use - Reporting - Annual Reports and Development of New Housing**

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This bill requires each local jurisdiction to report specified information relating to residential building permits to the Maryland Department of Planning (MDP), by July 1, 2023, and each July 1 thereafter. The bill also requires a county or municipal corporation that issues fewer than 50 building permits for new residential units each year to include other specified information in the annual report that is currently filed by its local planning commission (and which is currently exempt from inclusion in the annual report). By October 1, 2023, and each October 1 thereafter, MDP must report to the General Assembly on the development of housing in the State during the previous calendar year, as specified.

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**Fiscal Summary**

**State Effect:** The bill can be implemented with existing resources.

**Local Effect:** The bill is not expected to materially affect local government finances.

**Small Business Effect:** None.

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**Analysis**

**Bill Summary/Current Law:** Under current law, a local planning commission must file an annual report with the local legislative body and the Secretary of Planning by July 1 of each year. Among other requirements, as specified, the report must (1) index and locate on a map any changes in development patterns, and state whether the changes are consistent with each other, the recommendations of the last annual report, and specified approved plans; (2) contain recommendations for improving the planning and development process

within the local jurisdiction; (3) state which local laws or regulations have been adopted or changed to implement planning visions, as specified; and (4) contain a narrative on the implementation status of a comprehensive plan within five years after its adoption or review, as specified.

In addition, under current law, a local planning commission's annual report must contain the following "measures and indicators," as specified under § 1-208(c) of the Land Use Article: (1) the amount, share, and net density of growth inside and outside priority funding areas; (2) the creation of new lots and the issuance of residential and commercial building permits inside and outside priority funding areas; (3) a development capacity analysis, updated every three years and whenever there is a significant change in zoning or land use patterns; (4) the number of acres preserved using local agricultural land preservation funding, if applicable; and (5) information relating to local efforts toward achieving the statewide land use goal to increase the percentage of growth inside priority funding areas and decrease the percentage of growth outside priority funding areas, as specified.

Currently, a county or municipal corporation that issues fewer than 50 building permits for new residential units each year is not required to include information regarding the § 1-208(c) measures or indicators (described above) in its annual report; however, it must provide documentation to MDP each year that fewer than 50 building permits for new residential units are issued. The bill repeals this exemption from reporting information relating to the § 1-208(c) measures and indicators for counties or municipal corporations that issue fewer than 50 building permits for new residential units each year.

In addition, the bill requires each local jurisdiction to report to MDP, by July 1, 2023, and each July 1 thereafter, information for the previous calendar year regarding (1) the number of residential building permits issued in the local jurisdiction; (2) the type of residential building (by specified classification) to be constructed under each residential building permit; (3) for each multifamily dwelling that receives a residential building permit, the number of individual dwelling units proposed for the multifamily dwelling; and (4) whether construction began on the building subject to the residential building permit. MDP must adopt regulations establishing the methods for local jurisdictions to report the required information.

Under the bill, MDP must report, by October 1, 2023, and each October 1 thereafter, to the General Assembly on the development of housing in the State during the previous calendar year. A report must contain (1) the total number of residential building permits issued by a local jurisdiction; (2) the total number of new dwelling units that will be created as a result of issuing the residential building permits; (3) specified information relating to each type of residential building produced in the local jurisdiction; and (4) the total number of new dwelling units added to the property tax rolls. The information in the report must be

disaggregated by local jurisdiction. MDP may partner with the State Department of Assessments and Taxation to complete the report.

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### **Additional Information**

**Prior Introductions:** None.

**Designated Cross File:** None.

**Information Source(s):** Harford and Montgomery counties; Maryland Association of Counties; Maryland Municipal League; Maryland Department of Planning; State Department of Assessments and Taxation; Department of Legislative Services

**Fiscal Note History:** First Reader - February 20, 2022  
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