



Senate Bill 871 – Accessory Dwelling Unit Authorization and Promotion Act

Position: Support

Maryland REALTORS® strongly supports efforts to promote and expand the development of Accessory Dwelling Units (ADUs) in Maryland through SB 871.

A recent survey conducted by our organization highlights the struggle that many face in finding housing options in our state. Half of respondents see housing supply as a moderate to very big problem, up substantially from 2020. This shortage is most pronounced among certain groups:

- 67% believe there is too little housing for residents of lower incomes;
- 67% believe there is too little housing for young people and those just getting started in their careers; and,
- 59% believe there is too little housing for older people who are looking to downsize or have special needs.

ADUs make housing more affordable and available for these same populations. They expand options for lower wage and early career workers, particularly if they are employed in high-cost areas. They also provide greater flexibility for seniors to stay in their communities by allowing family members or caregivers to live on-site, or to provide additional rental income so that they are not displaced by rising costs.

Our research revealed that once Maryland residents learn about ADUs, 76% support making it easier for homeowners to build these units on their properties.

Unfortunately, many local zoning ordinances make it difficult or very expensive to add an ADU to an existing property. In some counties, ADUs are prohibited from being constructed at all. Legislation like SB 871 would level the playing field to allow this option for Maryland homeowners, no matter where they live in the state.

Maryland currently faces a shortage of over 82,000 housing units. To close that gap, we will need to look beyond traditional development patterns in favor of new housing types that serve the needs of our residents, like ADUs. Maryland REALTORS® urges your support of House Bill SB 871.

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