

March 3, 2022

The Honorable Paul G. Pinsky
Senate Education, Health & Environmental Affairs Committee
Miller Senate Office Building,
2 West Wing 11 Bladen St.,
Annapolis, MD, 21401

RE: SB 871 Accessory Dwelling Unit Authorization and Promotion Act

Dear Chairman Pinsky:

The Maryland Building Industry Association, representing 100,000 employees statewide, appreciates the opportunity to participate in the discussion surrounding **SB 871 Accessory Dwelling Unit Authorization and Promotion Act**. MBIA **Supports** the Act in its current version.

This bill would require local jurisdictions to adopt a law authorizing the construction of Accessory Dwelling Units on Land Zoned for Single Family Residential Use. MBIA respectfully supports this measure. Maryland currently faces a significant housing shortage and January 2022 saw an acceleration of this trend as housing stock fell 25%. Accessory Dwelling Units allow for new housing to be built at a lower cost than a traditional residential home. They are also more accessible than residential homes since they are smaller and often times rented as opposed to a large single payment as with a traditional house. This bill would allow for these buildings to be constructed on land that was already zoned for residential use, minimizing the impact and the requirement for the development of new land.

For these reasons, MBIA respectfully requests the Committee give this measure a favorable report. Thank you for your consideration.

For more information about this position, please contact Lori Graf at 410-800-7327 or lgraf@marylandbuilders.org.

cc: Members of the Senate Education, Health & Environmental Affairs Committee