



Senate Bill 906 – Housing and Community Development - Adaptive Reuse

Position: Support with Amendments

Maryland REALTORS® supports efforts to increase the supply of housing options in Maryland through legislation like Senate Bill 906, to create an inventory of vacant commercial structures that could be converted into housing.

Adaptive reuse involves the repurposing of obsolete commercial spaces to provide much needed housing. It has been used successfully in many other states and cities to provide housing options in already developed areas in a way that maintains the scale and look of the neighborhood.

While some adaptive reuse projects have been completed in Maryland, much more could be done in this area. Maryland currently faces a shortage of nearly 150,000 housing units and growing. It encompasses not only what has been traditionally considered as “affordable housing” but also “missing middle” housing types. The needs have grown so large that the only option for Maryland is to change the existing means of housing production.

Conducting an inventory of possible adaptive reuse projects can aid localities in updating comprehensive or small area plans to allow for residential or mixed uses where currently only commercial uses are allowed. However, because these properties are privately-owned, we believe that there should be some notification given to the property owner or owners that their parcel is being considered for or was included in these local reports.

Maryland REALTORS® applaud efforts to ease our housing crisis and reduce our current 150,000-unit housing shortage. Adaptive reuse can play an important role in that process. We thank the sponsor of this bill and ask for your support with the above amendment for Senate Bill 906.

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