

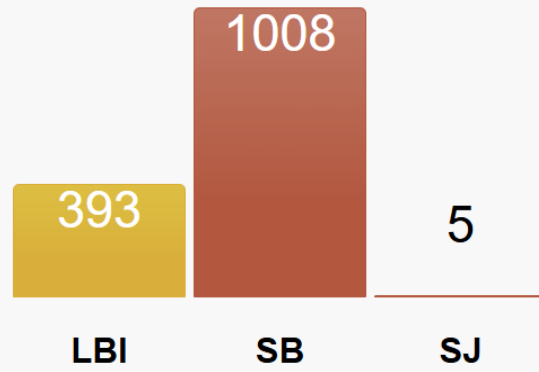
# 2026 Maryland State Legislative Review

Lori Graf, MBIA CEO

## Count by Chamber

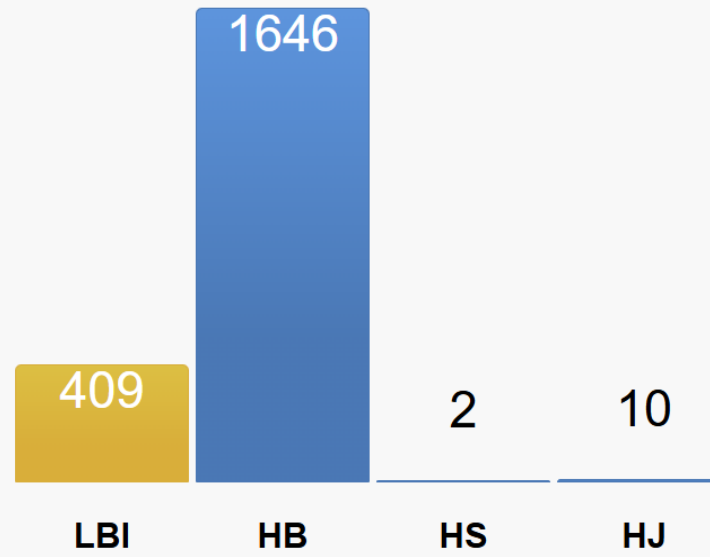
### Senate

Total: 1406



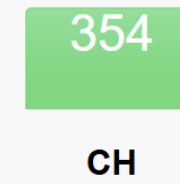
### House

Total: 2067



### Enacted

Total: 354



Senate Bills - ■ House Bills - ■ Enacted Bills - ■ Legislative Bond Initiatives - ■

# BILL CATEGORIES

Budget

Pro Housing Legislation

Climate Changes/ Environment/ Codes

Home Owners Associations/ Condominium

Landlord/ Tenant

General Construction/ Contracting

Taxes

Real Estate

Other

Local Legislation

# MBIA Legislative Tracking



# RESULTS KEY

-  MBIA Legislative Committee supported and the bill did passed the legislature
-  MBIA Legislative Committee supported and the bill did not pass the legislature
-  MBIA Legislative Committee opposed and the bill did not pass
-  MBIA Legislative Committee opposed, but worked on amendments and changed position once amended
-  MBIA Legislative Committee opposed and the bill passed the legislatures

# Housing Legislation

**SB31/HB337**

School Zones and Adequate Public Facilities Ordinances

**SB36/H239**

Land Use-Zoning- Limitations (Starter and Silver Homes Act of 2026)

**SB267**

Real Property- Residential Housing - Oversight, Regulation, and Taxation  
(Building Affordably in My Back Yard Act)

**SB287/HB135**

Economic Development- Tax Increment Financing- Noncontiguous Areas

**SB325/HB548**

Land Use- Permitting- Development Rights (Maryland Housing Certainty Act)

# Housing Legislation

## **SB389/HB894**

Land Use- Transit-Oriented Development- Alterations (Maryland Transit and Housing Opportunity Act)

## **SB688/HB1465**

Land Use- Multifamily Developments and Mixed Use Developments- Authorization (Bring Back Main Street Act)

## **HB93**

Home Builders- Model Homes and Contracts for the Intent to Purchase a new home- requirements

## **HB691**

State Government- Procedures- Permitting Efficiency for Housing Development Projects

## **HB850**

Home Builders- Open House- Sales Representative Disclosure Requirements

# Climate/ Environment

## **SB59/HB437**

Transportation and Climate Alignment Act of 2026

## **SB165/HB146**

Environment- On-Site Wastewater Systems- Requirements for Inspection and Pumping Services and Implementation Dates

## **SB225**

Environment- Interjurisdictional Watersheds- Flood Management

## **SB431/HB578**

Fish and Wildlife- Endangered and Threatened Species and Migratory Birds- Regulations, Lists, Petitions, Essential Habitats, and Takings

## **S523/HB701**

Vernal Pools- Wetlands Protection Act of 2026

# Climate/ Environment

## **SB687**

Environment- Flood Risk Review Process- Establishment

## **SB688/HB1465**

Environment- Stream and Floodplain Restoration Projects- Requirements and Limitations

## **SB781/HB1268**

Environmental Permits- Requirements for Burden Analysis, Issuance and Renewal, and Public Participation (Cumulative Harms for Environmental Restoration for Improving Shared Health - CHERISH Our Communities Act)

## **HB870**

Maryland Building Performance Standards- Energy Conservation Requirements (Large Buildings for Tomorrow Act)

# HOA/CONDO

## **HB402**

Common Ownership Communities- Ombudsman Unit, Governing Document Database, and Local Commissions

## **HB502**

Real Property- Governing Bodies of Common Ownership Communities- Member Training

## **HB537**

Residential Owners in Common Ownership Communities- Bill of Rights

## **HB841**

Real Property- Condominiums and Homeowners Associations- Governing Bodies and Annual Meetings

## **HB1260**

Common Ownership Communities- Online Publication of Resale Disclosures

## **HB1362**

Condominiums and Homeowners Associations- Meetings- Recording

# Landlord/Tenant

## **SB12/HB153**

Residential Rental Apartments - Air Conditioning Requirement

## **SB82**

Criminal Law- Counterfeiting and Possession of Counterfeit Lease of Real Property- Penalty

## **SB264/HB204**

Drinking Water- Regulation- Control and Prevention of Waterborne Disease

## **SB462/HB774**

Landlord and Tenant- Residential Leases and Holdover Tenancies- Local Good Cause Termination (Good Cause Eviction)

## **SB513/HB149**

Fire Prevention- Assistant Fire Marshals, Residential Rental High-Rise Property Fire Safety Equipment, and Fire Alarm System Technicians

# Landlord/Tenant

## **SB937**

Landlord and Tenant- Residential Leases- Prospective Tenant Criminal History Records Check

## **HB80**

Landlord and Tenant- Residential Leases- Fee Disclosures

## **SB335/HB315**

Human Relations- Discrimination in Housing- Income-Based Housing Subsidies

## **SB589/HB433**

Business Regulation- Collection Agencies- Licensure Exemption for Property Managers

## **HB434**

Residential Leases- Use of Algorithmic Device by Landlord to determine Rent, Occupancy, and Lease Terms- Prohibition

## **HB1460**

Landlord and Tenant- Investor-Owned Single-Family Rental Property Requirements

# Taxes

## **HB78/SB457**

Property Taxes- Authority of Counties to Establish Subclasses and Set Separate Rates for Land and Improvements to Land

## **SB224/HB90**

Property Taxes- Authority of Counties to Establish Subclasses and Set Special Rate for Commercial and Industrial Property

## **SB427/HB1595**

Property Taxes- Authority of Counties to Establish Subclasses and Set Special Rate for Data Centers

## **HB1188**

Excess Ownership of Single-Family Residences Excise Tax (End Hedge Fund Control of Maryland Homes Act of 2026)

## **HB1213**

State Transfer Tax- Rate- Alterations (Housing Affordability for Buyers and Sellers)

# Real Property/ Land Use

## **SB258/ HB335**

Real Property- Dedication-Road

## **SB425/HB576**

State Archives- Record Services- Fees

## **SB733**

Land Use- Definitions and Boards of Appeals

## **SB811/HB920**

Real Property- New Home Sales- Entry of Final Sale Price in Multiple Listing Service

## **HB200**

Sale of Residential Real Property- Required Flood Risk Disclosure

## **HB431**

Real Property- Recordation and Printing of Subdivision Plats- Alterations

# Other

## **SB674/HB916**

Transportation - Regional Transportation Authorities

## **SB688/HB1465**

Consumer Protection and Labor Employment- food Service Facilities and Minimum wage

## **HB669**

State Highway Administration- Third Party Road Improvements- Required Work Schedule

## **HB1216**

Insurance- Certificates of Guarantee for Bond Requirements- All Counties

## **HB1296**

Preliminary Subdivision and Site Plans- Safe School Route Reports- Requirement

# Local Bills

## **SB756/HB1232**

Baltimore City- Economic Development Project in Downtown RISE District-  
Payment in Lieu of Taxes

## **SB836/HB1503**

Carroll County- District Planning Commission- Authorized

## **HB305**

Baltimore County- Nuisance Actions- Community Associations

## **HB1251**

Department of Housing and Community Development- Montgomery County  
Study

# MBIA Legal Challenges

***National Association of Homebuilders of the United States, et al. v. District of Columbia, No. 1:24-cv-2942 (D.D.C)***

- Challenge to D.C.'s ban on gas combustion in certain new buildings.
- District court ruled against us on cross-motions for summary judgment.
- On appeal to D.C. Circuit. No briefs have yet been filed.

***Maryland Building Industry Association, Inc., et al v. McIlwain, No. 8:25-cv-00113-DLB (D. Md.)***

Challenge to Maryland's Building Energy Performance Standards, which cap the emissions from buildings.

District court ruled against us on a motion to dismiss.

Currently in talks with coalition members about proceeding to the an appeal to the Fourth Circuit.

# MBIA Legal Challenges

***National Association of Homebuilders of the United States, et al. v. Montgomery County, Maryland, No. 8:24-cv-3024 (D. Md.)***

- Challenge to Montgomery County's ban on gas combustion in certain new buildings.
- District court ruled against us on cross-motions for summary judgment.
- On appeal to Fourth Circuit. No briefs have yet been filed.

***The Elizabeth Condominium Association, Inc. v. Montgomery -- County, Maryland, No. 8:25-cv-1019 (D. Md.)***

- Challenge to Montgomery County's Building Energy Performance Standards, which cap the amount of energy a building can use.
- Briefing concluded on cross-motions for summary judgment.
- Temporary stayed pending a status conference on whether to stay the case pending the appeals of other Maryland EPCA cases.

# MBIA Legal Fund



# QUESTIONS

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