

TURNING THE
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UNLOCKING
MARYLAND'S
POTENTIAL

HOUSING EXPANSION & AFFORDABILITY ACT FOR COUNTY AND MUNICIPAL OFFICIALS

[Governor Wes Moore signed](#) the [Housing Expansion Affordability Act of 2024](#) into law, incentivizing development in areas near transit, and properties that are owned by a nonprofit or formerly owned by state or federal government. The new law also allows manufactured and modular homes in areas zoned for single-family homes. This new law takes effect on **January 1, 2025**, and changes what county and municipal leaders must allow. More detailed guidance for planning, zoning and permitting officials is forthcoming and questions or requests for specific guidance can be [submitted to the department](#).

Required to Allow:

- Manufactured and modular homes in areas zoned for single-family use
- “Density bonuses” for qualified projects within 0.75 miles of a passenger rail station, on land owned by 501(c)(3) nonprofit organizations, or on former state- or federal-owned campuses.

No longer allowed

- Requiring a qualified project to be reviewed at more than:
 - Two public hearings each before a local governing body and a planning commission, and
 - One public hearing each before a historic district commission or historic preservation commission, and a board of appeals.

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- Imposing unreasonable limitations or requirements concerning height, setback, bulk, parking, loading, dimensional, area, or other similar requirements that amount to *de facto* denials by having a substantial adverse impact on the viability, affordability, allowable density, or number of units of a qualified affordable housing project.