



Government Update



ADVOCACY

advocacy@coastalrealtors.org



LOCAL
ACCURATE
TRUSTED



Wicomico County Legislative Issues

Monthly Usage (1,000 gal)	Est. Monthly Bill Now	Est. Monthly Bill After 10/1/2025	Monthly Increase	Increase
3	\$60.21	\$63.82	\$3.61	6.0%
4	\$71.72	\$76.02	\$4.30	6.0%
5	\$83.23	\$88.22	\$4.99	6.0%
6	\$94.74	\$100.42	\$5.68	6.0%

City of Salisbury Water Rate Changes

- Water & sewer rates increase by 6% in the City of Salisbury, effective for all bills dated October 1, 2025 and after (Ordinance No. 2936).
- Context: In the prior year, the City enacted a 9% increase effective October 1, 2024, which set the current (pre-Oct 2025) rate schedule used as the “before” baseline below (Ordinance No. 2871).
- Assumptions used (from the City’s ordinance rate tables):
- Billing is quarterly
- In-City Residential/Small Commercial rates (effective Oct 1, 2024):
 - Water minimum: \$30.82/quarter; water commodity: \$4.60 per 1,000 gallons.
 - Sewer minimum: \$46.21/quarter; sewer commodity: \$6.91 per 1,000 gallons.
- After Oct 1, 2025, each of those charges increases 6% (minimums and commodity).
- Estimated Monthly Bills (In-City Residential)
- Inputs from Ordinance 2871; +6% per Ordinance 2936.
- **Why?** – City expansion of sewer systems and projected increased demand from the denser projects greenlit during Jake Day’s tenure.





Parking in Salisbury

A judge has sided with the City of Salisbury in their filing that the City is permitted to use lot 10 until development begins, and because the developer has not filed or received the permits necessary for development, the City may still use that lot.

This is ongoing and another hearing is scheduled for later this year.

Wicomico County Legislative Issues

Wicomico County Legislative Issues

Upcoming Meetings & Agendas:

City of Salisbury

Next: **Sept 22, 2025**

[Agenda](#). 6AM

Delmar Mayor & Council

Next: **Oct 6, 2025**

Fruitland City Council

Next: **Oct 14, 2025**

Pittsville Town Council

Next: **Oct 20, 2025**

Sharptown Commissioners Meeting:

Next: **Oct 6, 2025**

Hebron Town Commission

Next: **Oct 1, 2025**

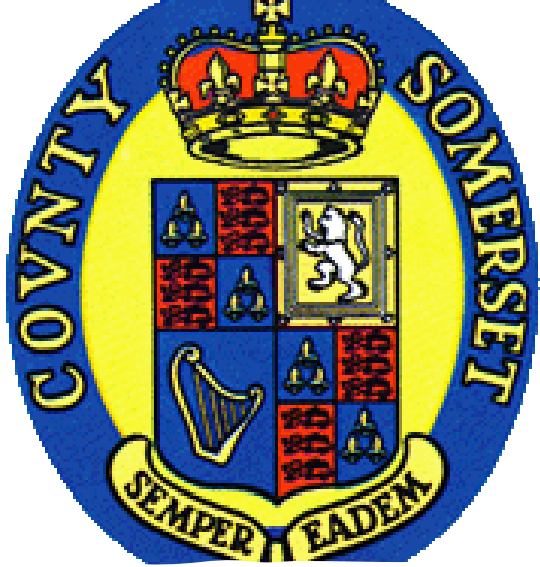
Mardela Springs Town Board

Next: **Oct 21, 2025**

Willards Town Council

Next: **Oct 13, 2025**





Somerset County Legislative Issues

Tawes

Thank you to those who attended Tawes this year!

This would not have happened without our sponsors: Cardinal Settlements, Community Title Network, Express Brokers Realty, and Whitehead Rental Management.

Thank you to our generous volunteers: Terrence McGowan, Rob Payne, Jay Doaty, Lindsay Patten, Allen Payne, Austin Whitehead, Bonnie & Lino Cressotti, and Kim Blair!



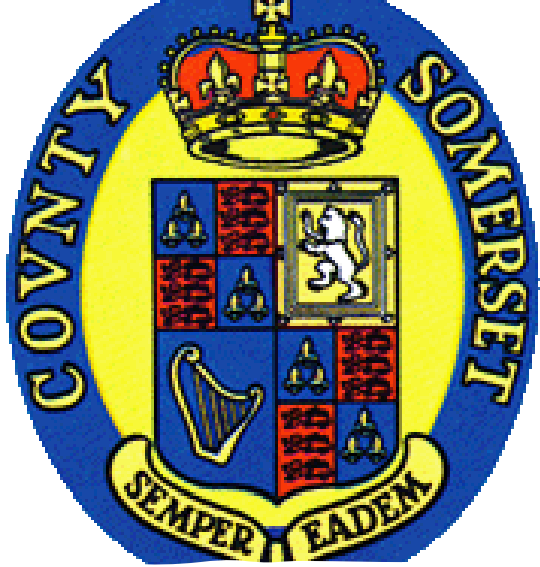
ADVOCACY

advocacy@coastalrealtors.org



LOCAL
ACCURATE
TRUSTED





Somerset County Legislative Issues

County Commissioners:

Next: Sept 23, 2025

[Agendas & minutes](#)

Town of Crisfield:

Next: Sept 24, 2025

Town of Princess Anne:

Next: Oct 6, 2025 (Legislative)

Pocomoke City:

Next: Oct 6, 2025



ADVOCACY

advocacy@coastalrealtors.org



LOCAL
ACCURATE
TRUSTED



Worcester County Legislative Issues

Offshore Wind:

Fed launches probe into foreign offshore wind manufacturing citing “national safety”.

Fed cancels funding for infrastructure projects - \$47 million for Sparrows Point Steel.

The Fed requests offshore wind permits be sent back to Washington for review.

U.S. Wind intends to fight in the courts.

Trump Administration intends to undo approvals by Sept 12th. At 3PM, the DOJ filed its request to undo the issued permits for U.S. Wind in Us District Court in Maryland.



Worcester County Legislative Issues



STR Changes:

The Landings at Bayside owners are being informed by Worcester County that their rental license may be revoked because their properties do not meet the parking requirements for STRs. This rule impacts homes built in 2020 and later, requiring more than two parking spaces. However, garages do not count toward this parking total. Licenses are being revoked as they were issued by the County in error.



Worcester County Legislative Issues

Hill Promenade Project is moving closer to groundbreaking, aiming to connect downtown Snow Hill with the Pocomoke River through a \$1M streetscape plan

Workforce Development Month & Constitution Week: At the Sept. 16 County Commissioners meeting, officials proclaimed September as Workforce Development Professionals Month and announced a job fair for Oct. 15 at Pocomoke Community Center. They also recognized Constitution Day (Sept. 17) with a display at the Ocean Pines Library.

County Updates: Commissioners recently appointed Ondrea Starzhevskiy as Deputy Finance Officer and announced a Scrap Tire Drop-Off Day on Oct. 4 at the Central Landfill in Newark.



Worcester County Legislative Issues

Upcoming Meetings & Agendas

County Commissioners:

Oct 7, 2025 – Regular Meeting

Planning Commission:

Oct 2, 2025 – Regular Session

Berlin:

Next: Sept 29, 2025

[Schedule](#)

Ocean City:

Next: Oct 6, 2025

Snow Hill:

Next: Oct 14, 2025

Pocomoke:

Next: Sept. 17. City Hall Council Chambers

101 Clarke Avenue, Pocomoke City, Maryland 21851

5PM. [Agenda.](#)





DHCD Housing Needs Assessment for 2026

[Click here to read the full assessment.](#)

DHCD put their housing needs assessment out this past week – here are a few key takeaways:

- Maryland needs about 590,000 new housing units by 2045 to meet projected demand
- The cost burden for renters has increased from 33% since 2000 to 46% since 2022.
- Homeownership is increasingly out of reach for moderate-income households; only 49% could afford the median home in 2022, down from 75% in 2000.
- For every 1,000 renters earning 0–30% of Area Median Income (AMI), 610 affordable homes are missing.
- The lower shore has an average of 20% - 55%+ of its renters are cost burdened.
- Total annual permitted units has been halved since 2000.

Maryland's housing shortage is multifaceted, and DHCD will be bringing forth legislation this Session to remedy the worsening inventory shortage for our state. This is a very interesting read and I'm happy to discuss further!





Governor Moore's Executive Order

[Click here to read the full Order as Written.](#)

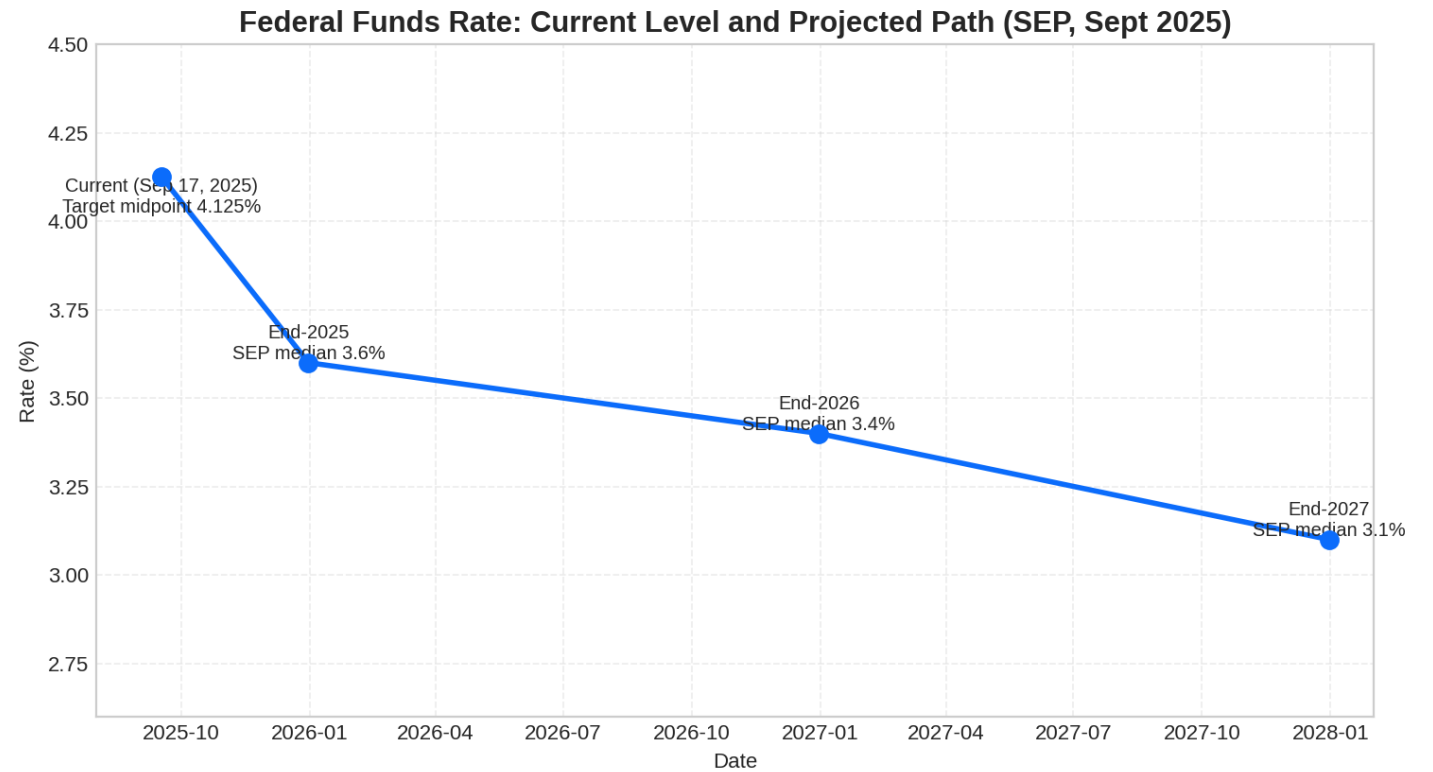
Governor Moore signed an executive order to help expedite housing development.

- DOT will develop DOT owned land for dense and mixed-use housing.
- DHCD will identify State owned land that is conducive for housing development.
- New, third-party development standards will be published by March of 2026.
- By November 21, 2025, DHCD will award funds and tax credits, close out deals and loan agreements, and award funds for multifamily, affordable housing.
- A new position called the State Housing Ombudsman will liaison between federal, state, and local governments and the private sector to expedite housing development.
- Housing developments for all levels of government in the State will be published Jan 1, 2026 and every five years after.

This EO is meant to progress housing development and sets deadlines for government offices to implement new procedures and issue funds.



FED Rate
cuts
09/15/2025



Sources: Federal Reserve Board Implementation Note (Sep 17, 2025) for current target range;
Federal Reserve Summary of Economic Projections (Sep 17, 2025) & major media summaries for medians.