



Government Update



ADVOCACY

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Wicomico County

The Wicomico County Delegation will be at the County Council meeting giving their update on the 2026 Session to the Council. This is good to attend because you can hear each delegation member speak on their experience this year. There weren't many County bills this year.

After that, the FY27 budget will be submitted to the Council. This'll be amended I'm sure and they'll be many work sessions on the budget between now and July 1.



Worcester County Legislative Issues



Worcester County Commissioners will have a meeting Tuesday with their departments for their FY27 budget requests.

Ocean City also has a reading for updated zoning maps, I've looked at them and it looks to fix some of the nonconformity in Ocean City, particularly on the north side of town.



Worcester County Legislative Issues



Snow Hill Update

Edward Lee will and Ethan Shockley will face off for a Snow Hill councilperson seat on May 5th.

Voting takes place at the Snow Hill train station.



Somerset County Legislative Issues



Somerset's Commissioner meeting has been cancelled for this week.



Major Investor & RPAC



The Association hosted its Major Investor Appreciation Dinner last week and it was a resounding success. We following the event, the **Coastal Association has a record 34 Major Investors!!!**

Please, if you would like to know more about RPAC and Major Investor, reach out to me directly. Our remaining goal is membership participation rate.

On the following slide is a list of Major Investors. Thank you to all who participate!!! I am extremely excited and cannot emphasize enough how our consistent high participation in RPAC reflects so strongly on the work done by our Association.

GOLDEN R	CRYSTAL R	STERLING R	STERLING R (con't)	PRESIDENT'S CIRCLE
Grace Masten	Tim Arnett	Veronica Bishop	Joni Martin Williamson	Grace Masten
	Lauren Bunting	Joe Brach	Mia McCarthy	Bernie Flax
	Kevin Decker	Kate Deckenback	Mac McGraw	Austin Whitehead
	Bernie Flax	Bilonna Dilling	Steve Parsons	
	Darron Whitehead	Jay Doaty	Carol Proctor	
	Joe Wilson	Diana Dovel	John Rego	
		Cameron Drew	Jenny Sheppard	
		Bethany Drew	Leslie Smith	
		Greg Erdie	Frances Sterling	
		Kim Heaney	Brigit Taylor	
		Debora Hileman	Mike Weisner	
		Hunter Isaac	Austin Whitehead	
		Chris Jett	Jessica Ziegler	
		Brandon Johnson		

Session Update

Number & Name	Position	Status
HB 239 (SB 36) Land Use - Zoning - Limitations (Starter and Silver Homes Act of 2026)	Support 5	In Committee
HB 548 (SB 325) Land Use - Permitting - Development Rights (Maryland Housing Certainty Act)	Support 5	Passed Second Reading with Amendments
HB 774 (SB 462) Landlord and Tenant - Residential Leases and Holdover Tenancies - Local Good Cause Termination (Good Cause Eviction)	Oppose 5	In Committee
HB 778 Land Use - Middle Housing Options - Requirements	Support 5	In Committee
HB 894 (SB 389) Land Use - Transit-Oriented Development - Alterations (Maryland Transit and Housing Opportunity Act)	Support 4	Special Ordered (3/20)
HB 1029 (SB 691) Real Property - Termination of Residential Real Estate Contracts - Contingency Clauses	Support 5	Passed Second Reading
HB 1132 Condominiums and Homeowners Associations - Resale Contracts - Notice Requirements (Keeping Affordable Housing Affordable Act)	Support 5	Passed Second Reading with Amendments
HB 1175 Land Use - Residential Housing - Oversight, Regulation, and Taxation (Building Affordably in My Back Yard Act)	Oppose 5	Hearing Cancelled
HB 1213 State Transfer Tax - Rate - Alterations (Housing Affordability for Buyers and Sellers)	Oppose 5	In Committee
HB 1260 Common Ownership Communities - Online Publication of Resale Disclosures	Support 5	In Committee
HB 1460 Landlord and Tenant - Investor-Owned Single-Family Rental Property - Landlord Requirements	Oppose 5	In Committee
SB 267 Land Use - Residential Housing - Oversight and Approval (Building Affordably in My Back Yard Act)	Oppose 5	In Committee
SB 814 Residential Property - Service Agreement - Defunct Service Providers	Support 5	Passed Second Reading
SB 747 (HB 469) Condominiums - Unit Owner Responsibility for Damage or Destruction and Mandatory Insurance Coverage	Support / Amend 2	Passed Second Reading

Monday is Crossover Day and the General Assembly is beginning to have extended sessions. Monday will be a good indicator of where MR's legislation lies. To read the priority report, [click here](#). To read the full report of all legislation we've reviewed, [click here](#).

Unless special measures are taken, any bill that does not pass third reading by Monday and are not sent to the opposite chamber at Midnight are unable to become law.

Please reach out if you have any questions about what each of these do.



Lower Shore Candidates

[Please use this link to see candidates who have filed for election in State and Local elections.](#)

I have been monitoring this site in preparation for this upcoming election year. This is updated twice a day and more have filed in the past few weeks as we approach the filing deadline in February.





Comptroller and DHCD Housing Update

The Maryland Comptroller, Brooke Lierman, presented her office's Housing portion of the State of the Economy, [linked here](#).

In it are key findings pertaining to Maryland's housing economy, including an acknowledgement of the 100,000 unit shortage in the state, potential reasonings behind that shortage including rising costs of materials and labor (Maryland cost of building exceeds the national average), stagnant permitting (neighbor states and states with high growth outpace Maryland in single-family and multi-family permitting), among other data points.

One analogy the report draws is to the Smith Island Cake, where the process to obtain the necessary permits to development is similar to our Somerset attraction's layers of cake and fudge.

Suggestions include expanded townhome zoning, residential development in commercial zones, ADU implementation, building code reform, among others. Certainly an interesting read and I'll have a summary of it next week!





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!

