



Government Update



ADVOCACY

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Wicomico County

Maryland has approved a state-wide Contained Animal Feeding Operation (CAFO) permit as of this Friday.

With the prior CAFO permit expiring last year, new commercial feeding operations, chicken farms, dairy farms, etc. were unable to be constructed. With this new permit, effective May 8th, these agricultural operations may again begin.

[CAFO Information Sheet](#)



Wicomico County

Talks on changes to the City of Salisbury Council vacancy appointments continues next week along with a work session for the approval of child care facilities in dwellings in the City.

Per the brief book, the city could authorize child care facilities in the College, Office / Service, R-5, R-8, and R-10 districts.

This proposal includes a definition change that is written as: “Family child care home” means any residence, either licensed or registered by the appropriate state and/or county health or welfare agency, in which family child care is provided for up to eight children separated from their parents or guardians during any part of the day and occupied by the family of the licensee.

“Large family child care home” means any residence, either licensed or registered by the appropriate state and/or county health or welfare agency, in which family child care is provided for at least nine children, but not more than twelve children, separated from their parents or guardians during any part of the day and occupied by the family of the licensee.



Wicomico County

Also in that briefing is more information on the collective bargaining agreement between the city and its services, which was a hotly debated issue two weeks ago.



Worcester County Legislative Issues

Council President Matt James has announced his
candidacy for Mayor of Ocean City



Worcester County Legislative Issues

OCDC presented their update to the County Commissioners this past week, including their private and grant investments and list of projects funded.

Highlights include the OCPD Downtown Station, which had its opening in 2025 after four years of work between OCDC, Ocean City, and the County.

102 Worcester Street, a lifeguard housing project, is only a month away from completion; another multi-use project with investment from OCDC.



Worcester County Legislative Issues

For those interested in Worcester's water/wastewater, the Ocean Pines service area customers will have between a reduction in their service fees from \$36 to \$18 beginning in FY27.

Since the Ocean Pines Bond Agreement was closed, an accrued interest of nearly 800k has gone into the service areas operating balance, which has resulted in this reduction.



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



No county or municipal meetings in Somerset on the schedule for next 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		



MD REALTOR LEGISLATIVE WRAP UP

[Click here to view the Sine Die report from MR](#)



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!

