



Office of Planning and Zoning

2664 Riva Road, P.O. Box 6675
Annapolis, MD 21401
410-222-7450

Gustav S. Kurtz, Jr.
Chair, Planning Advisory Board

July 15, 2026

The Honorable Steuart Pittman, County Executive
Anne Arundel County
Arundel Center, P.O. Box 2700
Annapolis, Maryland 21404

RE: Planning and Development – Development
Impact Fees

Dear County Executive Pittman:

The Planning Advisory Board (PAB) is a citizen advisory board created by §532 of the Anne Arundel County Charter. Under § 533 (b) of the Charter, the PAB shall make advisory recommendations to the Planning and Zoning Officer and the County Council relating to various matters including rules and regulations relating to zoning.

The PAB met on June 10, 2026 and received an overview of the Development Impact Fees from the Office of Planning and Zoning (OPZ) staff. Staff provided a summary of pending legislation, which proposes an updated impact fee schedule for all fee components; proposes to separate the public safety impact fee into two separate components for fire and police; and proposes new library and parks and recreation development impact fees. Additionally, staff provided insight into the methodology of the 2023 study that calculated the maximum supportable development impact fees included in the proposed legislation.

After the staff presentation of the proposed legislation, the PAB opened the public hearing. One member of the public offered verbal testimony in opposition to the proposed legislation, citing cost escalation between the publication of the 2023 study and the proposed legislation, the increased fees for developers, and a lack of stakeholder input in legislative development.

The PAB accepted written testimony from June 10 through June 22, 2026, during which two written comments were submitted to the PAB. Both testimonies noted concerns about the proposed legislation, discussing cost escalation and expressing the need for further stakeholder input.

The PAB deliberated on the proposed legislation at a public meeting on June 24, 2026. During the deliberation, the PAB was supported by OPZ staff with responses to Board questions. Staff

responded to PAB inquiries, including providing two reports: one on annual fee increases between 2008 and 2026, and the other on impact fee revenue between 2022 and 2026 by development category.

During PAB discussions, the Board recognized that the impact fees need to be updated and increased. Board members recommended that the new fees be graduated in overtime and expressed that the increase of fees to the maximum legally supportable amount is too much of an increase. Additionally, the PAB noted that the timeframe for PAB discussions was limited, and that it would be more prudent if the County Council examines the proposed legislation to determine what increase will be best.

The PAB voted 5-1 in opposition to the proposed legislation as presented. The PAB reiterated the comments above regarding the need for an updated and restructured development impact fee schedule, while highlighting concerns about issuing fees to the maximum legally supportable amount and recommending that an updated fee schedule be graduated in over a period of several years, similar to the fee schedule graduated in between 2009 and 2011.

If there are any questions regarding the Board's recommendation, please contact Jessica Levy in the Office of Planning and Zoning at PlanningAdvisoryBoard@aacounty.org.

Sincerely,



Gustav S. Kurtz, Jr.
Chair

CC: Christine Anderson, Chief Administrative Officer, Office of the County Executive
Janssen Evelyn, Deputy Chief Administrative Officer, Office of the County Executive
Kaley Schultze, Administrative Officer, Anne Arundel County Council
Members of the Planning Advisory Board
Jenny B. Dempsey, Planning and Zoning Officer, Office of Planning and Zoning (OPZ)
Lynn Miller, Assistant Planning and Zoning Officer, Zoning Division, OPZ
Cindy Carrier, Planning Administrator, Long Range Planning Section, OPZ
Jessica Levy, Planning Board Administrator, Long Range Planning Section, OPZ
Greg Swain, County Attorney, Office of Law
Hujia Hasim, Budget Administrator, Office of Budget
Naomi Carrigan, Senior Capital Budget Analyst, Office of Budget
David Braun, Engineer Administrator, Department of Public Works
Brian Ulrich, Planning Administrator, Office of Transportation
Jeff Hagan, Executive Director of Facilities, Anne Arundel County Public Schools
Ethan Hunt, Director of Government Affairs, Office of the County Executive