

**ANNE ARUNDEL COUNTY, MARYLAND
OFFICE OF THE BUDGET**

BILL NUMBER: 64-26

INTRO. DATE: July 20, 2026

FISCAL NOTE

BILL: Zoning – Conditional Uses – Workforce Housing

SUMMARY OF LEGISLATION

This bill alters the maximum density allowed for workforce housing in certain areas. Under current law, the maximum density for workforce housing developments is 10 dwelling units per acre in an R5 zoning district without direct vehicular access to a collector or higher intensity road; 15 dwelling units per acre in an R10 zoning district without direct vehicular access to a collector or higher intensity road; and 22 dwelling units per acre for other zones.

Under the bill the maximum density for workforce housing in an R5 zoning district that has direct vehicular access to a collector or lower classification road, the maximum density would be five dwelling units per acre. The maximum density of 10 dwelling units per acre would apply to workforce housing in an R5 zoning district that does have direct vehicular access to a minor arterial road.

FISCAL IMPACT

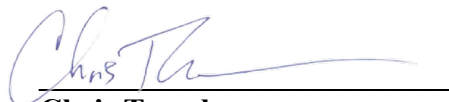
Operating Budget – Personal Services: No effect. The Office of Planning and Zoning can implement the bill's requirements with existing staff.

Operating Budget – Other Operating Costs: No effect. The Office of Planning and Zoning can implement the bill's requirements with existing resources.

Capital Budget: No effect.

Revenues: No effect.

Indirect and future fiscal effects: To the extent that a zoning bill permits or prohibits certain development, there may be an indirect fiscal impact on future property tax revenues or permitting fees.


Chris Trumbauer
Budget Officer

8/11/2026
Date

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