ANNE ARUNDEL COUNTY, MARYLAND
OFFICE OF THE BUDGET

BILL NUMBER: __71-26_____

INTRO. DATE: September 8, 2026

FISCAL NOTE

BILL: Neighborhood Preservation and Environmental Protection Act

SUMMARY OF LEGISLATION

The purpose of this legislation is to change the zoning code to: modify certain open and active recreation area requirements; modify the definition of attached dwelling; modify active recreation area requirements; modify certain allowed and prohibited uses in the Parole Town Center and Odenton Town Center zoning districts; modify certain parking requirements and bulk regulations regarding certain dwelling types; remove triplex, fourplex, multiplex and stacked townhouse dwelling units as allowable uses in all zoning districts; remove multifamily dwellings as a conditional use in certain residential districts; modify the special exception use requirements for an assisted living facility; modifying the density bonus permitted in certain circumstances; and making other technical and stylistic changes generally relating to public works, subdivision and development, and zoning. The legislation repeals many of the code revisions made in Bill 72-24 (Housing Attainability Act), which was passed by the County Council on October 7, 2024.

FISCAL IMPACT

Operating Budget – Personal Services: The Office of Planning and Zoning (OPZ) does not anticipate any additional positions or staff capacity would be needed to implement these changes.

Operating Budget – Other Operating Costs: OPZ does not expect any operational fiscal impacts.

Capital Budget: N/A

Revenues: Any changes to the zoning code can potentially have an impact on development patterns, which in turn would affect revenue sources such as development fees and property taxes. However, there is no reliable way to project what, if any affect, these zoning changes would ultimately have on those revenue sources.

Indirect and future fiscal effects: The Bill proposed to change the Modestly Priced Dwelling Unit (MPDU) bonus density allowances by increasing the amount of MPDU units required to qualify for the bonus density (from 25% to 75% and from 40% to 90%). This change would potentially have an impact on how many developments would take advantage of the bonus density, so would likely have some ultimate impact on the amount of new dwelling units, both market rate and MPDU.

9/11/2026

Chris Trumbauer
Budget Officer

Date

Prepared by: Chris Trumbauer
cc: Billie Penley, Controller