

PROPOSED

COUNTY COUNCIL OF ANNE ARUNDEL COUNTY, MARYLAND

Legislative Session 2026, Legislative Day No. 17

Bill No. 76-26

Introduced by Ms. Rodvien

By the County Council, September 21, 2026

Introduced and first read on September 21, 2026
Public Hearing set for October 19, 2026
Bill Expires November 1, 2026

By Order: Kaley Schultze, Administrative Officer

A BILL ENTITLED

1 AN ORDINANCE concerning: Subdivision and Development – Development
2 Requirements – Cottage Homes – County Residency Requirement
3

4 FOR the purpose of requiring the initial sale of a cottage home to be to a county resident;
5 requiring the transfer within twenty years of purchase be made to a county resident;
6 and generally relating to subdivision and development.
7

8 BY repealing and reenacting, with amendments: § 17-7-1303(b)(4)(i) and (iii)
9 Anne Arundel County Code (2005, as amended)
10

11 SECTION 1. *Be it enacted by the County Council of Anne Arundel County, Maryland,*
12 That Section(s) of the Anne Arundel County Code (2005, as amended) read as follows:
13

14 ARTICLE 17. SUBDIVISION AND DEVELOPMENT

15 TITLE 7. DEVELOPMENT REQUIREMENTS FOR 16 PARTICULAR TYPES OF DEVELOPMENT 17 18

19 17-7-1303. General development principles.

20

21 (b) **General development principles.** A cottage home development shall be developed
22 with the following general principles:
23

24 ***

EXPLANATION: CAPITALS indicate new matter added to existing law and taglines.
[[Brackets]] indicate matter deleted from existing law and taglines.
Captions and taglines in **bold** in this bill are catchwords and are not law.
Asterisks *** indicate existing Code provisions in a list or chart that remain unchanged.

1 (4) The dwelling units in a cottage home development, as defined in Title 1 of
2 Article 18 of this Code, shall be encumbered by recorded deed restrictions that require:

3
4 (i) each dwelling unit in a cottage home development shall be encumbered by
5 recorded deed restrictions that require that the units be restricted to occupancy by eligible
6 households with an income that does not exceed 100% of the median income adjusted for
7 household size for the BMSA AND WHO HAVE BEEN A RESIDENT OF THE COUNTY FOR AT
8 LEAST SIX MONTHS PRIOR TO THE DATE OF TRANSFER;

9
10 (ii) the initial transfer of a home ownership unit to the original buyer of that unit
11 shall be accompanied by a certification from Anne Arundel County or its designee that the
12 buyer's household income does not exceed the maximum allowed for that unit; and

13
14 (iii) if the original buyer of a home ownership unit transfers title to that unit
15 within ~~[[five]]~~ TWENTY years, the transfer shall be accompanied by a certification from
16 Anne Arundel County or its designee that the ~~[[transferee's]]~~ TRANSFEREE HAS BEEN A
17 RESIDENT OF THE COUNTY FOR AT LEAST SIX MONTHS PRIOR TO THE DATE OF TRANSFER
18 AND HAS A household income THAT does not exceed the maximum allowed for that unit.

19
20 SECTION 2. *And be it further enacted*, That this Ordinance shall take effect 45 days
21 from the date it becomes law.