

2025

HOUSE BILL 131 - BUILDING AND DEVELOPMENT APPLICATION (BDA) REPORT

Anne Arundel County, MD



Anne Arundel County
Office of Planning and Zoning
Planning Division
Research and GIS Section
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House Bill 131 - Building and Development Application (BDA) Report

Background and Purpose

House Bill 131 was passed by the Maryland General Assembly in 2024. It requires local jurisdictions with at least 150,000 residents to complete certain reporting requirements. On or before July 1 each year, each local jurisdiction subject to the requirements of Section [§7-105](#) of the Land use Article ([HB131](#)) shall report to the Department of Planning (MDP) and the Department of Housing and Community Development (DHCD) information about building and development permit applications that include a residential housing component as part of the development considered by the local jurisdiction during the immediately preceding calendar year.

The Anne Arundel County Office of Planning and Zoning (OPZ) includes this report as a separate report from the “Annual Development Measures & Indicators Report”, with last year’s (calendar year (CY) 2024) being the first edition of this report. The data and timeframe of the data used in this report is different from the Measures and Indicators report. The Measures and Indicators report looks at approved development projects and building permits that occurred in CY 2025, while this report analyzes projects and building permits where the submittal date is within CY 2025. Given these differences, the total number of units in development projects and building permits will be different between the two reports. In addition, this report does not consider the Priority Funding Areas.

Development Projects

Based on MDP guidance related to local processes, OPZ considers any residential project where the final plan (subdivision) or site development plan was submitted within CY 2025 and includes a residential housing component as a “development permit”. Consistent with Anne Arundel County procedure and policy, this report will refer to these “development permits” as “development projects”. The total number of new units within these projects are included as the key metric for this section of the report. There are often multiple revisions required for final plans and site development plans that are submitted within a single calendar year. This metric considers the most recent submittal for each project and the number of calendar days it took OPZ to review and provide comments.

Anne Arundel County implemented the [ArundelStat](#) program in 2019, where County agencies performance is evaluated. One of OPZ’s goals is to provide timely review for submissions of Subdivision Sketch Plan, Subdivision Final Plan, Preliminary Plan, and Site Development Plan. The key objective is to review and provide written comments to applicants of Development Project original submittals and resubmittals within 60 days of submission 90% of the time. For the purpose of this report, Anne Arundel County evaluated reviews of the most recent submittals of final subdivision plans and site development plans.

In 2025, there were a total of 2,463 residential units reviewed and commented on as part of 47 residential projects, representing a 30% increase from the number of units reviewed in 2024.

The mean processing time for these projects is 55 calendar days (two calendar days longer than in 2024) and the standard deviation is 20 calendar days. The median processing time for these units is 57 calendar days.

There were 1,198 total net approved residential units as part of development project applications within nine commercial site development plans. The mean processing time for these projects is 55 calendar days, representing a seven day increase since 2024. The standard deviation is 24 calendar days. The median processing time for these units is 52 calendar days.

Table 1: Development Project Submittals Which Include Residential Development

Housing – Calendar Year 2025	# Complete Development Permit Applications ¹	# Reviewed Development Permit Applications within 60 days ²	Percentage of Reviewed Development Permit Applications within 60 Days
Total Number of Final Plat Submittals	47	26	55%
Total Number of Site Development Plan Submittals	12	9	75%
Total	59	35	59%

Table 2: Development Project Submittals Which Include Residential Development - Total Units

Housing – Calendar Year 2025	# of Units in Complete Development Permit Applications ³	# Units Reviewed Development Permit Applications within 60 days ⁴	Percentage of Units Reviewed Development Permit Applications within 60 Days
Single-family detached	281	142	51%
Townhouse	834	724	87%
Multifamily/Condo/Apartment	2,546	2,025	80%

¹ Total number of final plat and site development plan submissions between 1/1/2025 and 12/31/2025

² Total number of signed final plats and site development plans where the review was completed within 60 days between 1/1/2025 and 12/31/2025

³ Total number of units within final plat and site development plan submissions between 1/1/2025 and 12/31/2025

⁴ Total number of units within final plat and site development plan submissions where the review was completed within 60 days between 1/1/2025 and 12/31/2025

MDP guidance asks jurisdictions to provide the amount of time (in total calendar days) spent by agencies of the jurisdiction in the development project application process:

- a. reviewing applications (approved or denied);
- b. reviewing application amendments (approved or denied); and
- c. reviewing any public notice or comment time periods (approved or denied)

Anne Arundel County does not have the ability to provide this type of detailed information throughout the review process due to current limitations with data collection. If this information becomes available, OPZ will include it in future reports.

Building Permits

Based on MDP guidance and considering local processes, OPZ will consider applications for the issuance of residential building permits associated with residential or commercial subdivisions or site development plans as “building permits”. In Anne Arundel County, each new residential unit is issued a single building permit, meaning the number of permits issued and the number of units within each permit are the same.

The County allows building permit applications to be filed prior to approval of necessary development plans or issuance of a grading permit, but the County does not issue building permits prior to approval of necessary development plans or issuance of a grading permit. This is a standard and best practice in the industry. Design details are worked out during the development review process and unit counts can change during this process. Projects that apply for building permits during the development review phase are negatively inflating the mean and median number of days it takes the County to issue a building permit.

Building Permits Applied for in CY 2025

In CY 2025 (Table 3), there were a total of 1,125 new residential building permit applications received by the County. Six hundred fifty-one (651) permits were issued within residential areas and 284 were issued in commercial or mixed use projects. A total of 190 permit applications were still in the review process as of December 31, 2025, 82% of which are within residential building projects and 18% within commercial or mixed use projects.

There were a total of 651 residential building permits issued as part of building permit applications on existing residential lots and within residential subdivisions. The mean processing time for these units is 41 calendar days and the standard deviation is 39 calendar days. The median processing time for these units is 29 calendar days.

There were a total of 284 residential building permits issued as part of building permit applications on commercial or mixed use projects. The mean processing time for these units is 112 calendar days and the standard deviation is 35 calendar days. The median processing time for these units is 114 calendar days.

Table 3: Building Permits Which Include Residential Housing that were Applied for in CY 2025

Housing – Calendar Year 2025 (BUILDING PERMIT DATA)	# Units in Complete Building Permit Applications	# Units Issued in Complete Building Permit Applications	# Units Still in review process in Complete Building Permit Applications
Total Net # Housing Units in Residential Building Projects (Single-use)	806	651	155
Total Net # Housing Units in Commercial or Mixed-Use Building Projects	319	284	35
SUB TOTAL	1,125	935	190
Total by Housing Types			
Single-family detached	292	198	94
Townhouse	468	459	9
Multi-family	365	278	87

MDP guidance asks jurisdictions to provide the amount of time (in total calendar days) spent by agencies of the jurisdiction in the building permit application process:

- a. reviewing applications (approved or denied);
- b. reviewing application amendments (approved or denied); and
- c. reviewing any public notice or comment time periods (approved or denied)

Anne Arundel County does not have the ability to provide this type of detailed information throughout the review process due to current limitations with data collection. If this information becomes available, OPZ will include it in future reports.

Building Permits Applied for in CY 2024 and NOT Issued in CY 2024

Last year's report only included permits that were applied for within CY 2024 since it was the first year of the reporting requirement (See Table 4). It identified 509 building permits that were applied for in CY 2024 and not issued in CY 2024. Two of these permits were in the 2024 dataset erroneously (deck and/or fence permits), and they were dropped from the dataset for this year's report.

Of the 507 building permit applications that carried over from CY 2024, 205 permits were issued in 2025. Of the 205 units, 175 units are part of the Everleigh at Annapolis Towne Centre (Age Restricted) subdivision, which was still in the development review process when the building permit applications were submitted to the County by the applicant. The mean processing time for the 175 units that were applied for in 2024 and issued in 2025 in commercial or mixed use projects is 354 calendar days and the standard deviation is 0.44 calendar days. The median processing time for these units is 354 calendar days.

There were 30 additional permits, which were part of two residential townhouse projects, that were applied for in 2024 and issued in 2025. The mean processing time for the 30 units that were applied for in 2024 and issued in 2025 on existing residential lots and within residential subdivisions is 259 calendar days and the standard deviation is 63 calendar days. The median processing time for these units is 259 calendar days. A total of 25 of the 30 units are part of the Cedar Hill PUD Phase 2 final plat signed in 2021. They were applied for in June 2024 and issued between February 20 and May 29, 2025. The remaining permits issued as part of the Cedar Hill PUD Phase 2 were issued between 2021 and 2024. The other five permits are from the Tanyard Cove North, Section 3 plat signed in January 2024. These five permits were applied for in November 2024 and issued in April 2025. The remaining 37 units that were part of Tanyard Cove North, Section 3 were issued between September and November 2024 and were included in last year's report.

The remaining 302 permits that were applied for in 2024 and not issued in 2025 are part of the Seven Oaks at Odenton Town Center subdivision, Lot 4 (partial workforce) project. As of June 2026, this project was in the Final Phase of the development review process, therefore the building permit applications were filed at a time when they could not be issued by the County. Once the building permits are issued, they will be reflected in a future report.

Table 4: Building Permits Which Include Residential Housing that were Applied for in CY 2024 and Issued in CY 2025

Housing – Calendar Year 2025 (BUILDING PERMIT DATA)	# Units in Complete Building Permit Applications	# Units Issued in Complete Building Permit Applications	# Units Still in review process in Complete Building Permit Applications
Total Net # Housing Units in Residential Building Projects (Single-use)	332	30	302
Total Net # Housing Units in Commercial or Mixed-Use Building Projects	175	175	0
SUB TOTAL	507	205	302
Total by Housing Types			
Single-family detached	0	0	0
Townhouse	30	30	0
Multifamily	477	175	302

Expedited Development and Building Permit Application Process

Anne Arundel County has an expedited review process to provide developers an option to accelerate the review and approval of submitted subdivision and site development plans. The Expedited Review Program allows owners and applicants to select County-approved Certified Reviews, at their own expense, to conduct plan review in lieu of County staff, in an effort to expedite the review process. There were no projects that took advantage of this expedited review process during calendar year 2025.

Conclusion

This is the second edition of an annual report addressing the requirements of House Bill 131 - Building and Development Application (BDA) Report for Anne Arundel County. It contains information about the County's final subdivision plan, site development plan, and building permit review processes and is complementary to the County's existing [ArundelStat](#) program. The County will continue to collaborate with MDP to refine and improve this report.