

Local Government Annual Reporting Fiscal Year 2024



Maryland Department of Planning
December 2024

Measures and Indicators Report

Local Jurisdictions Reporting

Section 1-208(e) of the Land Use Article, Annotated Code of Maryland (Maryland Code), requires the Maryland Department of Planning (MDP) to report on the smart growth goals, measures, and indicators submitted by each jurisdiction with planning and zoning authority. The indicators provide an annual snapshot of growth-related changes, and the amount of permit activity within the state’s identified investment areas, Priority Funding Areas (PFAs), along with remaining development potential and local farmland preservation. Jurisdictions that issue more than 50 new residential permits within the reporting year must also report on the amount, share, net density, and location of new residential development, and the intensity of commercial development. An interactive map of all locally designated PFAs can be accessed at mdpgis.mdp.state.md.us/PFA/publicinfotemplate/index.html.



Background

2024 marks the 16th year that counties and municipalities meeting the criteria submit annual reports, which are required to be filed by July 1, and include data from the previous calendar year. For the CY2023 reporting period, MDP received 74 annual reports reflecting activity in 18 of 23 counties (see map above) and 56 municipalities. The table below lists the reporting activity for the past several years.

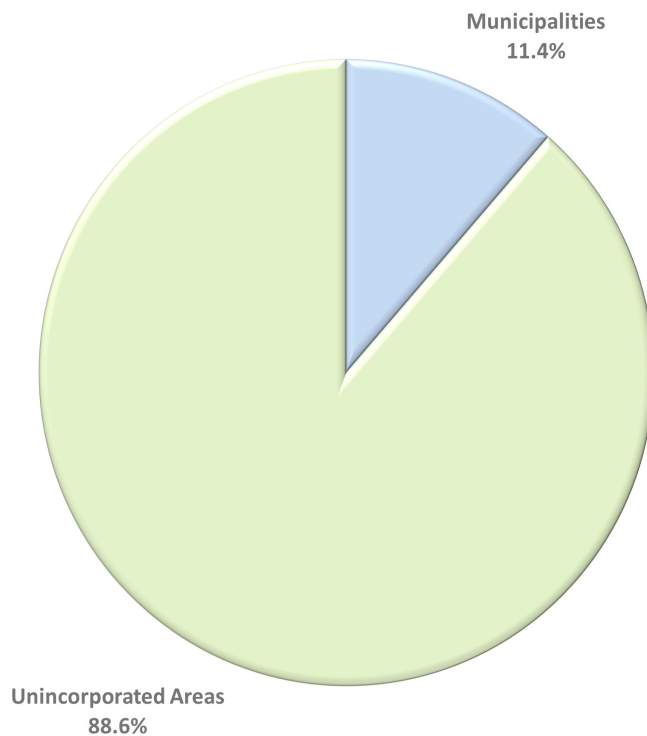
Year	No. of Reports	Counties Reporting	Municipalities Reporting
2023	74	18	56
2022	82	21	61
2021	59	15	44
2020	59	16	43
2019	55	14	41
2018	56	17	39
2017	51	17	34
2016	70	18	52
2015	97	20	77
2014	56	15	41
2013	70	16	54
2012	100	21	79

The reporting requirement applies only to jurisdictions with planning and zoning authority, which includes 23 counties, Baltimore City and 108 municipalities. In 2025, staff will continue working with local governments to maintain the consistency of the data and increase the level of participation. With the passage of HB131 (2023), there are new housing data reporting requirements required to be submitted for jurisdictions with a population greater than 150,000.

Local Government Annual Reporting Tools

MDP has developed multiple [reporting forms](#) for jurisdictions to use to easily complete annual reports that meet the requirements of the Land Use Article. These tools include separate short forms for municipalities and counties (fewer than 50 residential permits), a long form that can be used by municipalities or counties that have issued more than 50 residential permits, and a form for 5-year reports. For CY2025, the report long form will be revised to address the new HB131(2023) reporting requirements.

Total Reported Permits Issued



Each winter, MDP staff sends letters to jurisdictions reminding them of the annual reporting requirements and encouraging them to use these forms. Starting in winter 2022, MDP sent separate letters thanking jurisdictions that submitted annual reports the previous year. Other jurisdictions received the standard reminder letter. MDP strives to make the annual reporting process as simple as possible for Maryland's jurisdictions, and works to improve its resources and communication in this endeavor.

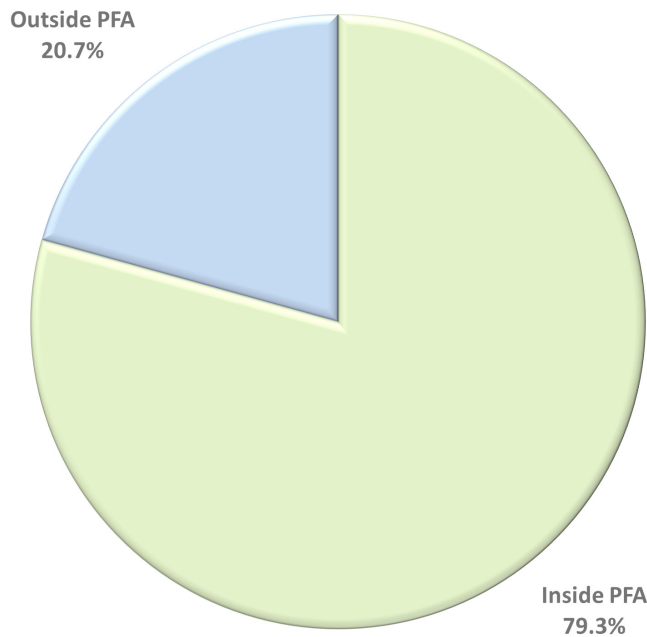
Residential building permits reported

Section §1-208(c)(3)(ii) of Maryland Code states that all jurisdictions provide documentation to MDP when fewer than 50 building permits for new residential units are issued in a calendar year. If more than 50 building permits for new residential units are issued, jurisdictions must also provide specified data to include the amount of residential and non-residential growth inside and outside the PFA. Of the 18 counties reporting, 14 issued 50 or more new residential building permits. Of the 56 municipalities reporting, 7 reported 50 or more new residential building permits.

Based upon the data reported, 17,296 new residential permits were approved in CY2023 by the 74 jurisdictions submitting annual reports, including 15,320 issued in unincorporated areas and 1,976 in municipal areas

Of the jurisdictions reporting new residential permits in relation to PFAs, 79.3% (13,711) were approved within PFAs in CY2023.

New Residential Permits Reported Inside and Outside of Priority Funding Areas

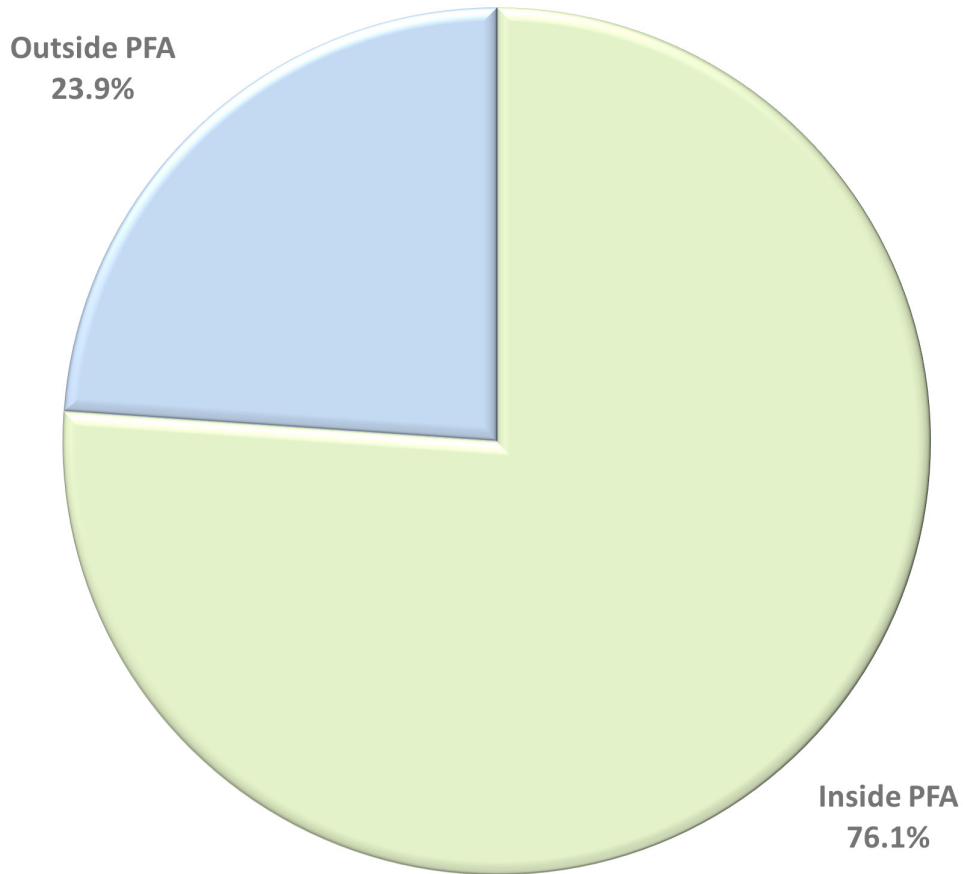


Prince George's, Baltimore, and Anne Arundel counties reported the most new residential permits with 5,689, 2,773, and 1,063, respectively. Nearly 79.5% (7,568) of these new residential permits were within the PFA, or 68.0%, 99.3%, and 86.5%. For all eighteen reporting counties, the average percentage of new residential permits within the PFA is 76.7% (11,750). It is notable that among reporting counties, Baltimore County continues to report the highest percentage rate of new residential permits within the PFA; while Prince George's reported a 30% drop in new residential permits within the PFA in CY2023, with 1,816 new residential permits located outside of the PFA. Montgomery (905), Charles (880), Harford (835), Howard (795), and Calvert (534) counties were the only others reporting 500 or more new residential building permits for CY2023, with 84.6% of new residential permits located within the PFA in Montgomery County, 94.5% in Howard County, and 82.6% in Charles County. Other counties reporting more than 50 new residential building permits included Baltimore City (469), Frederick (310), Queen Anne's (254), Cecil (241), Carroll (233), and St. Mary's (209). Allegany County reported the least amount of new residential permits, with a total of 13 new residential permits, of which, 6 new residential permits were within the PFA and 7 new residential permits were outside the PFA.

Residential building lots reported

Frederick County was the only county reporting more than 1,000 new residential lots (1,692) being approved in CY2023. Of those new residential lots, 51.8% are located within the Frederick County PFA. Baltimore City (963), Charles (586), and Howard (513) counties reported approving more than 500 new residential lots or 100%, 94.1%, and 98.4% respectively, within their PFA. Of the eleven counties reporting, 76.1% (3,461) of newly approved residential lots (4,545) were located within their PFAs.

New Residential Lots Reported



Commercial Building Permits Reported

In addition to residential development permits, counties also reported commercial development, which includes both commercial and industrial use. Reporting counties had 11,857,084 square feet of new non-residential development in CY2023, a 45.9% reduction from CY2022. (See table below)

Year	New Non-residential Square Footage reported
2023	11,857,084
2022	21,905,945
2021	14,162,093
2020	7,644,252
2019	7,250,301
2018	9,282,535
2017	12,526,099
2016	13,634,563
2015	7,303,056
2014	3,960,011
2013	13,523,712
2012	5,865,247

Of the eleven counties reporting, 94.7% (11,235,323 square feet) of new, non-residential development approved was located within PFAs. While it is less common for municipalities to report non-residential development, four municipalities, Frederick City, Hagerstown, Gaithersburg, and Annapolis reported an additional 2,883,888 square feet (combined) of new non-residential development in CY2023.

All jurisdictions track and report how many residential permits are issued in a calendar year.



Locally funded agricultural land preservation

Jurisdictions are required to report the number of agricultural acres that have been preserved using local resources. Local funding for agricultural preservation comes from a variety of sources, such as transfer of development rights, building lot termination, local land trusts, and historic resource preservation and easement programs. In CY2023, more than 5,684.6 acres of agricultural lands were preserved using local funding in the ten counties that reported. This total does not include land preserved for open space or other conservation or preservation programs. From 2017 to 2023, more than 30,956 acres of agricultural lands were preserved using local funding

County	Locally Preserved Agricultural Acres (2021)
Baltimore	309.2
Calvert	88.0
Caroline	103.5
Carroll	69.0
Cecil	410.7
Charles	55.5
Frederick	1,514.0
Harford	1,625.0
Montgomery	679.8
Queen Anne's	829.9
TOTAL CY 2023	5,684.60 acres
2022	4,235.65
2021	6,674.68
2020	3,169.94
2019	3,610.85
2018	2,169.96
2017	5,410.43
7-Year Total	30,956.11 acres

Development Capacity Analysis

Each jurisdiction is required to prepare a development capacity analysis every 3 years or whenever there is a significant change in land use or zoning. In CY2023, ten counties provided estimates of the number of units or lots that could be accommodated through land use or zoning. These cumulative updates, combined with the other previously reported development capacity analysis housing units (see table below), result in a potential for at least 279,478 new residential units. Five municipalities provided development capacity updates totalling 41,496 of additional residential unit capacity.

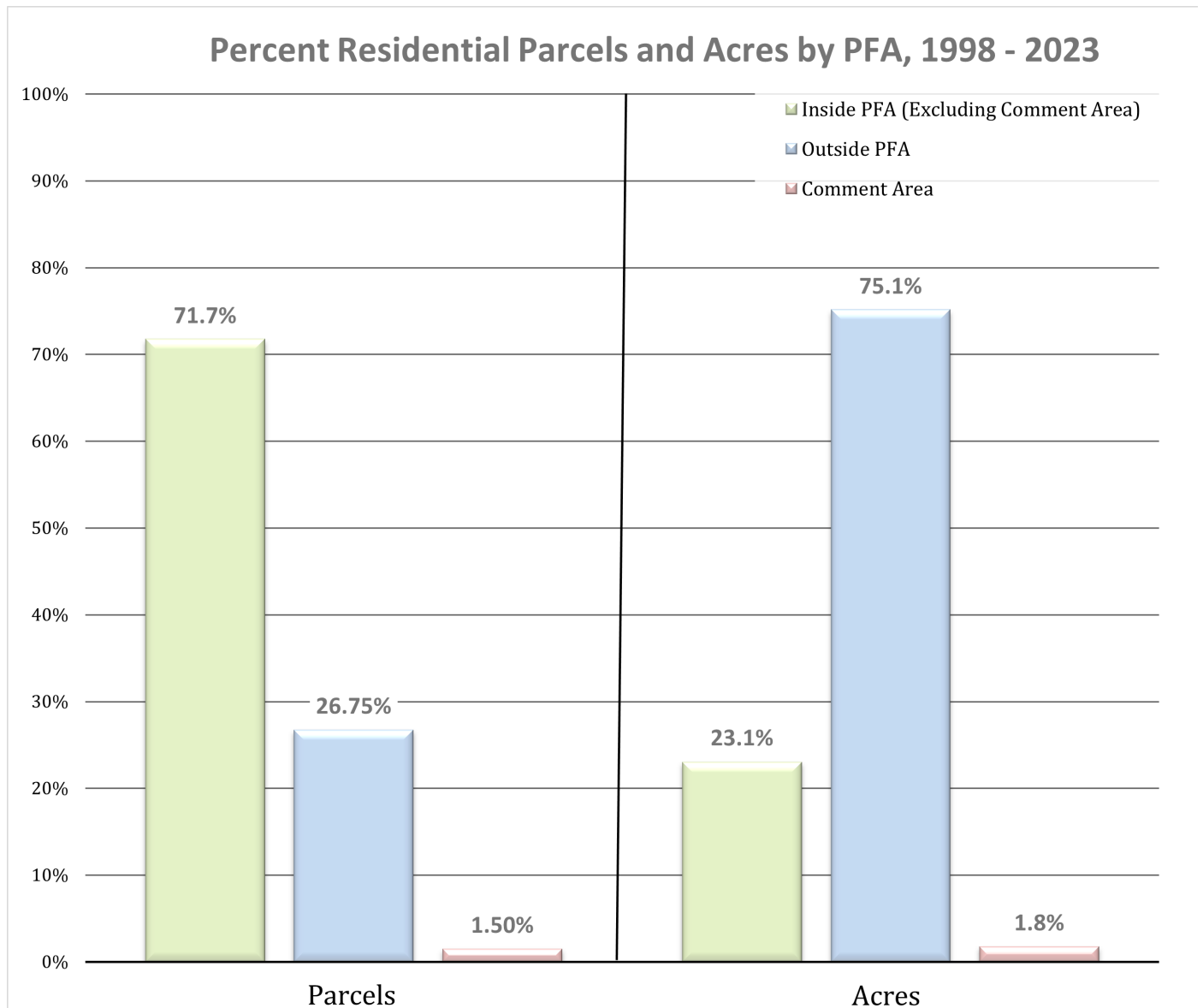
Jurisdiction	Maximum Number of Residential Units	
County	CY2022	CY2023
Anne Arundel	(2021) 13,488	(2023) 28,282
Baltimore	(2021) 10,895	(2023) 26,783
Calvert	(2021) 15,929	(2023) 15,800
Caroline	(2021) 10,180	(2023) 10,086
Carroll	(2022) 19,443	(2023) 19,173
Charles	(2021) 28,360	
Frederick	(2017) 16,544	
Garrett	(2022) 47,404	
Harford	(2022) 10,600	(2023) 9,682
Howard	(2020) 20,900	
Montgomery	(2022) 44,876	(2023) 57,711
Prince George's	(2022) 45,000	(2023) 68,000
Queen Anne's	(2022) 18,495	(2023) 18,495
St. Mary's	(2022) 25,466	(2023) 25,466
TOTAL	327,580 units	279,478 units



The planned community of Westview South, on Buckeystown Pike in south Frederick County, is a Work-Live-Play development incorporating open space.

Statewide Indicators

In addition to reporting from local jurisdictions, several indicators are reported statewide as not all local jurisdictions are required to submit their own indicators. The data below is derived from MDP's parcel data and associated analysis, representing all areas of Maryland.



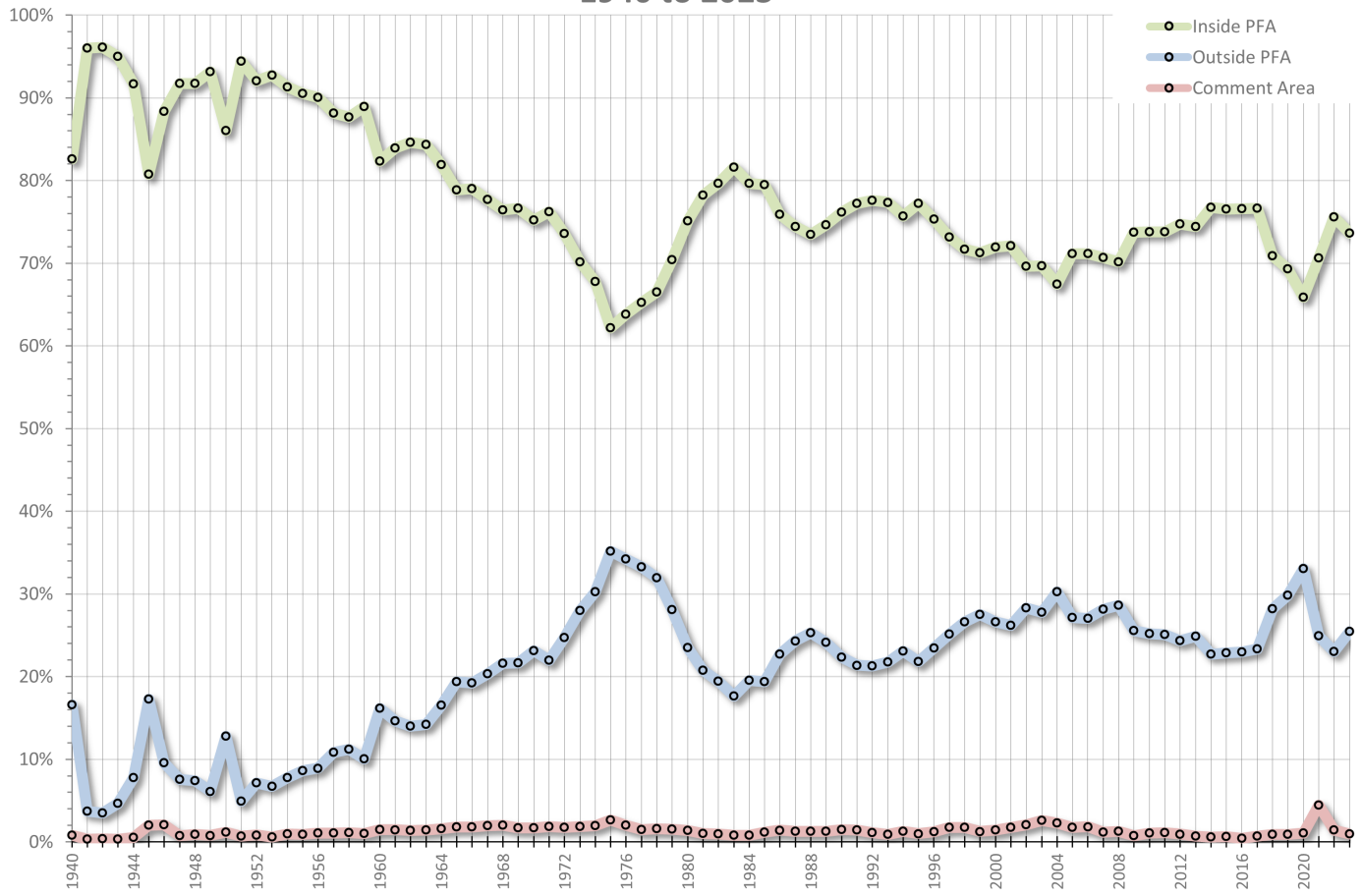
PFA's are existing communities and places designated by local governments that indicate where state investments should be made to support future growth. Residential parcels created within PFA's are depicted in green, and parcels created outside PFA's are depicted in blue.

Since 1940, there have been approximately 200,000 acres of residential, single-family development within Maryland's PFA's, covering approximately 31.4% of the developed residential land area in the state.

In 2023, approximately 23.1% (by acreage) of all single-family residential land development occurred in PFA's, with 1.8% in PFA comment areas (areas designated as PFA's by jurisdictions that do not meet all the PFA criteria, indicated in pink in the chart above).

MDP also maintains statewide geo-referenced parcel data. The following chart shows the trend of the location of residential parcels with respect to PFAs between 1940 and 2023.

Percent of Improved Single Family Residential Parcels 1940 to 2023



Adequate Public Facilities Ordinance Report

Local jurisdictions with Adequate Public Facilities Ordinances (APFOs) are required to submit a report to MDP every two years to detail whether a local APFO has halted development or redevelopment in a PFA.

Local jurisdiction biennial reports on the impact of APFO restrictions in the PFA must contain information including:

- The location of the restriction
- Infrastructure affected by the restriction
- The proposed resolution of the restriction, if available
- An estimated date for resolving the restriction, if available
- The date a restriction was lifted, as applicable
- Terms of the resolution that removed the restriction

MDP collected the first set of APFO biennial reports in CY2010, reflecting activity in CY 2008 and 2009. The last round of APFO reports reflected activity in CY2022 and CY2023. The next round of APFO biennial reports is due July 1, 2026, for CY2024 and CY2025.

APFOs have been enacted by 14 counties and 25 municipalities. MDP received reports of APFO restrictions within PFAs from five counties. A summary of this APFO data information is submitted in this report for CY2022 and CY2023.

MDP's report on the statewide impact of APFOs identifies:

- The jurisdiction reporting the restriction within a PFA
- The facility type within the PFA that did not meet local adequate public facility standards
- The scheduled or proposed improvements to the facility in local capital improvement programs to remedy the restriction

Capacity for water, sewers, roadways, and schools are standard components of a local APFO.



Summary of Reported Restrictions for 2022–2023

Jurisdiction	Notes/Comments
Counties	
Anne Arundel	<p>2022–2023: The county reported several restrictions for schools. As of December 31, 2023, six high school districts are closed to additional development for the 2023 school year, including Annapolis, Broad Neck, Crofton, Glen Burnie, North County, and Old Mill high schools. Crofton middle school district is closed for the 2024 school year. Eleven elementary school districts are currently closed. For the restricted school districts, projects remain on a waiting list until capacity is available or six-years have elapsed, whichever comes first.</p> <p>There are upcoming capital improvement projects to relieve capacity constraints and the Board of Education has embarked on a school redistricting process for the northern part of the County, which may also relieve capacity constraints.</p>
Baltimore	<p>2022–2023: In the 2022-2023 school year, the FTE's of four (4) elementary schools, zero (0) middle schools and five (5) high schools are at or over 115% of their SRC's.</p> <p>All of the 10 remaining sewer relief point locations are being metered. We have completed several rehabilitation projects and are now performing post-construction monitoring to determine the effectiveness of the projects. Council Bill 19-23 amended the proposed Sewerage Basic Services map to designate an additional area of deficiency between Falls Rd and the Jones Falls Expressway in the Brooklandville area.</p> <p>The Department of Public Works and Transportation recommends the following change to the Transportation Map for 2023: Page 26 of 34 • Ebenezer Rd / Pulaski Hwy (US 40) F to D With the change above, there are eleven “F” level intersections and one “E” level intersection that are being proposed to control development on the 2023 Basic Service Transportation Map. These intersections are: • Baltimore National Pike (US 40) / Rolling Rd N LOS = F • Bellona Ave/ Charles St (MD 139) / Kenilworth Dr LOS = F • Bloomsbury Ave / Frederick Rd (MD 144) / Ingleside Ave LOS = F • Burke Ave / Burke Ave W / York Rd (MD 45) LOS = F • Falls Rd (MD 25) / Seminary Ave W (MD 131) LOS = F • Falls Rd (MD 25) / Joppa Rd W LOS = F • Falls Rd (MD 25) / Greenspring Valley Rd (MD 130) LOS = F • Falls Rd (MD 25) / Shawan Rd / Tufton Ave* LOS = F* • Frederick Rd (MD 144) / Rolling Rd S (MD 166) LOS = F • Joppa Rd E / Loch Raven Blvd (MD 542) LOS = F • Perring Pkwy (MD 41) / Putty Hill Ave LOS = F • Joppa Rd E / Perring Pkwy (MD 41) LOS = E *The intersection of Falls Rd (MD25), Shawan Rd & Tufton Rd is outside the URDL, therefore no commuter shed will be associated with this intersection. At the intersection of Ebenezer & US-40, the northbound leg was widened to accommodate a fully assigned right turn lane. As a result, the level of service improved from F to D.</p>
Frederick	<p>2022–2023: The County's Adequate Public Facilities Ordinance (APFO) establishes the school adequacy threshold at 100% for all school levels. Based upon the Frederick County Public Schools Enrollments and Capacities December 30, 2023, there were eighteen (18) elementary, four (4) middle, and four (4) high schools at or over 100% of their State rated capacity. Many of these school districts include areas serving, or located in, both the County and its municipalities</p> <p>The FCPS Educational Facilities Master Plan, June 2023 identifies planned improvements to public school facilities and new school projects, and the associated added capacity at eleven (11) elementary, three (3) middle, and two (2) high schools.</p>
Harford	<p>2022–2023: The school district is experiencing restrictions at three (3) elementary schools, including George B. Lisby in Hillsdale, Havre deGrace. and Homestead/Wakefield. Projected enrollment at these schools exceeds or is projected to exceed 110% of capacity.</p>

Jurisdiction	Notes/Comments
Howard	<p>2022–2023: At the end of 2023 there were twenty-one closed elementary school districts (including those that are in 2 closed school regions), 3 closed middle school districts, and no closed high school districts. This has resulted in a total of 959 housing units in 21 subdivision plans on hold due to closed school districts and regions. Projects are retested each year after the County Council adoption of a new School Capacity chart and may be held up for up to a maximum of 4 years. The school system’s proposed FY25 six-year capital budget includes planning and construction funding for renovation and additions for 7 schools to add student capacity. The final FY25 capital budget will be adopted by the Howard County Council at the end of May 2024.</p>
Montgomery	<p>2022–2023: In 2021, the county adopted a new Growth and Infrastructure Policy effective January 1, 2021. Under this new policy, there are no APFO restrictions for schools or transportation. In 2023, no APFO restrictions were reported for schools or transportation.</p>
Queen Anne’s	<p>2022–2023: No restrictions reported.</p>
St. Mary’s	<p>2022–2023: No restrictions reported.</p>

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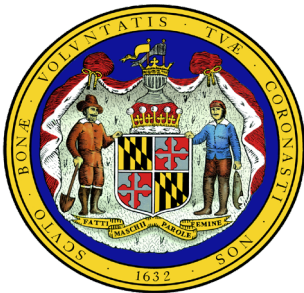
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