



Maryland

DEPARTMENT OF PLANNING

A stylized map of Maryland in shades of tan, green, and blue, with a prominent blue river winding through it. The map is overlaid with a grid of white lines representing roads and boundaries.

Fiscal Year 2023 Local Government Annual Reporting

Value Our Shared Heritage

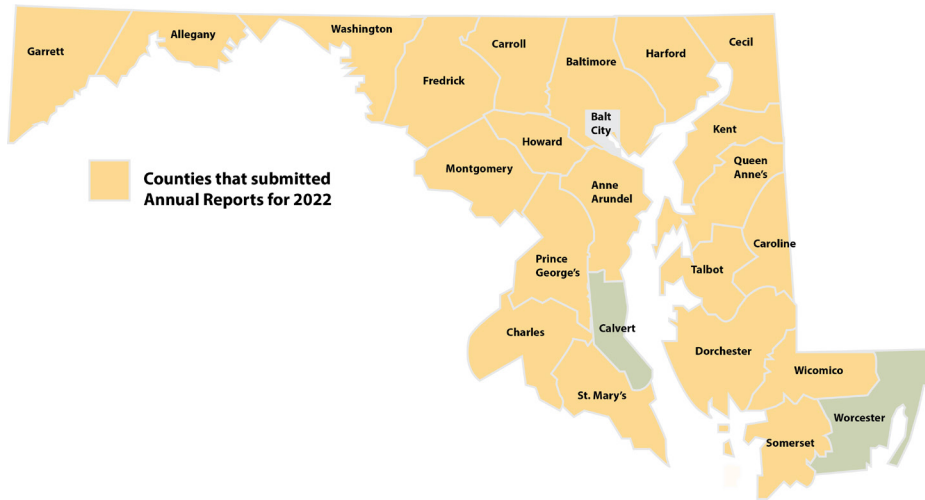
Shape Places Where All Have the Opportunity to Thrive

Inform Decisions for Sustainable Growth

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

2023 marks the 15th 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 CY22 reporting period, MDP received 82 annual reports reflecting activity in 21 of 23 counties (see map above) and 61 municipalities. The table below lists the reporting activity for the past several years.

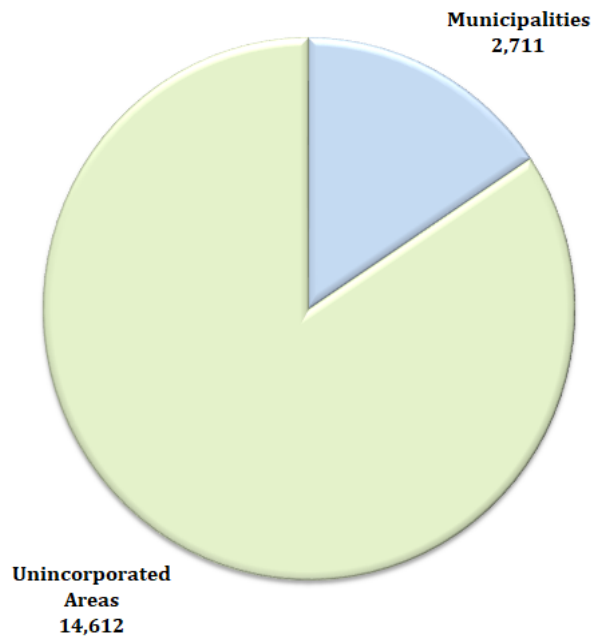
Year	No. of Reports	Counties Reporting	Municipalities Reporting
2022	82	21	61
2021	59	15	44
2020	59	16	43
2019	55	14	41
2018	56	17	39
2017	51	17	34
2016	70	18	52
2015	97	20	77
2014	56	15	41
2013	70	16	54
2012	100	21	79

The reporting requirement applies only to jurisdictions with planning and zoning authority, which includes 23 counties, Baltimore City and 108 municipalities. In 2024, staff will continue working with local governments to maintain the consistency of the data and increase the level of participation.

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.

Total Reported Permits Issued in 2022



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.

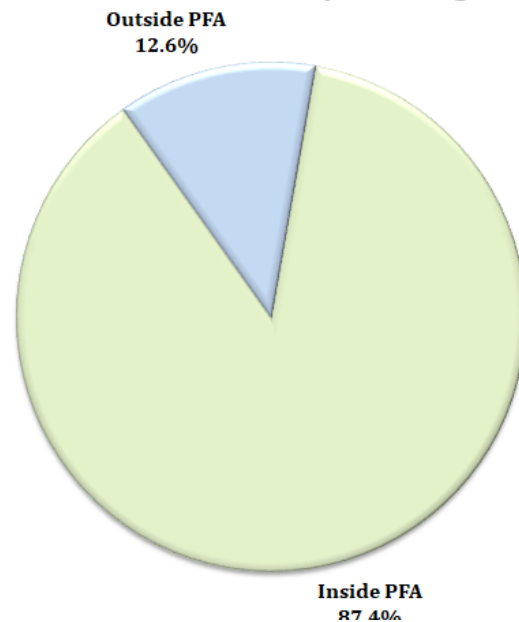
Residential building permits reported

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 21 counties reporting, 15 issued 50 or more new residential building permits. Of the 61 municipalities reporting, 16 reported 50 or more new residential building permits.

Based upon the data reported, 17,323 new residential permits were approved in 2022 by the 82 jurisdictions submitting annual reports, including 14,612 issued in unincorporated areas and 2,711 in municipal areas

Of the jurisdictions reporting new residential permits in relation to PFAs, 87.4% (15,132) were approved within PFAs in 2022.

New Residential Permits Reported Inside and Outside of Priority Funding Areas 2022

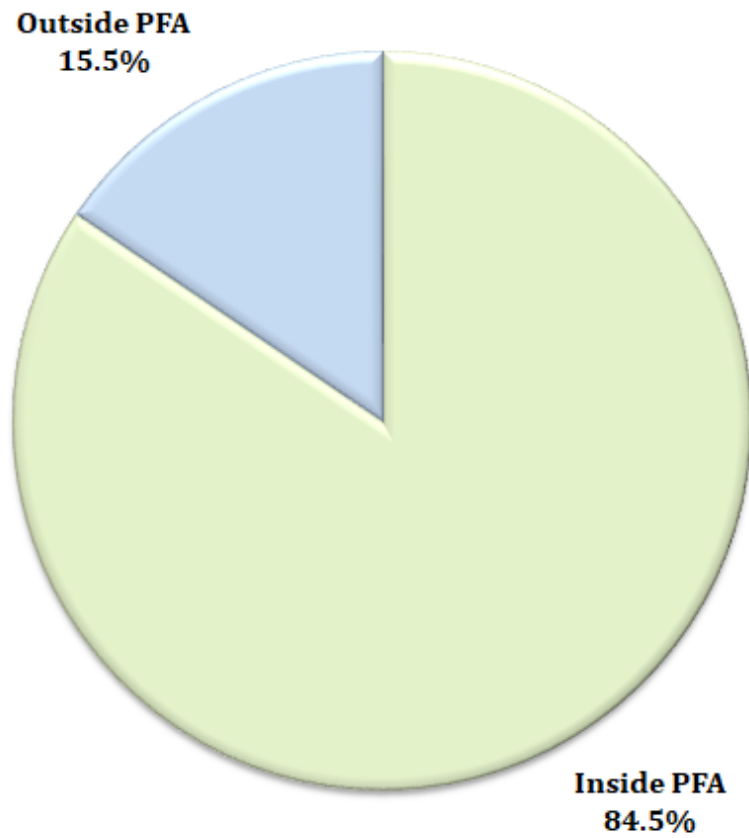


Prince George's, Baltimore, and Anne Arundel counties reported the most new residential permits with 4,906, 2,310, and 2,161, respectively. Nearly 98.6% were within the PFA, or 99.9%, 98.7%, and 95.5%, respectively. Frederick (874), Charles (826), Montgomery (1,335), Harford (718), and Howard (636) counties were the only others reporting 500 or more new residential building permits for CY22, with 75.7% of new residential permits located within the PFA in Frederick County, 78.5% in Charles County, 84.3% in Montgomery County, 77.8% in Harford, 81.8% in Howard County. Other counties reporting more than 50 new residential building permits included Queen Anne's (360), Washington (242), St. Mary's (165), Garrett (161), Cecil (154) and Carroll (108). Dorchester County reported the least amount of new residential permits, with a total of 20 new residential permits. No residential permits were inside the PFA boundary.

Residential building lots reported

Baltimore, Anne Arundel, and Charles counties reported more than 1,000 new residential lots (1,369), (1,304), and (1,182), respectively, in 2022. This represents 81.2% of new lot development in Anne Arundel, 97.9% in Baltimore County, and 99.88% of new lots in Charles County being located within the PFA. Howard and Frederick counties reported more than 500 new residential lots (753- or 84.7%, and 180- 34.6%) respectively within the PFA. Of the fourteen counties reporting, 84.5% (5,305) of newly approved lots (6,280) were located within their PFAs.

New Residential Lots Reported (Counties) 2022



Commercial Building Permits Reported

In addition to residential development, counties also reported commercial development, which includes both commercial and industrial use. Reporting counties had 21,905,945 square feet of new non-residential development in 2022, 44.4% more than in 2021. (*See table below*)

Year	New Non-residential Square Footage reported
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 twelve counties reporting, 97.1% (21,288,960 square feet) of new, non-residential development approved was located within PFAs, which was a 0.6% decrease of reported nonresidential development from 2021

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 2022, more than 4,235 acres of agricultural lands were preserved using local funding in the nine counties that reported. This total does not include land preserved for open space or other conservation or preservation programs. From 2017 to 2022, more than 25,272 acres of agricultural lands were preserved using local funding.

County	Locally Preserved Agricultural Acres (2021)
Baltimore	80.76
Carroll	297.0
Cecil	283.6
Frederick	1,322.0
Harford	1,448.0
Howard	55.0
Montgomery	241.5
Queen Anne's	217.8
St. Mary's	290.0
TOTAL CY 2022	4,235.65 acres
2021	6,674.68
2020	3,169.94
2019	3,610.85
2018	2,169.96
2017	5,410.43
6-Year Total	25,272.51

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 2022, seven counties provided updates on 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 317,346 new residential units. This is a decrease of 2.5% over last year's (2021) similarly combined and reported total of 336,111

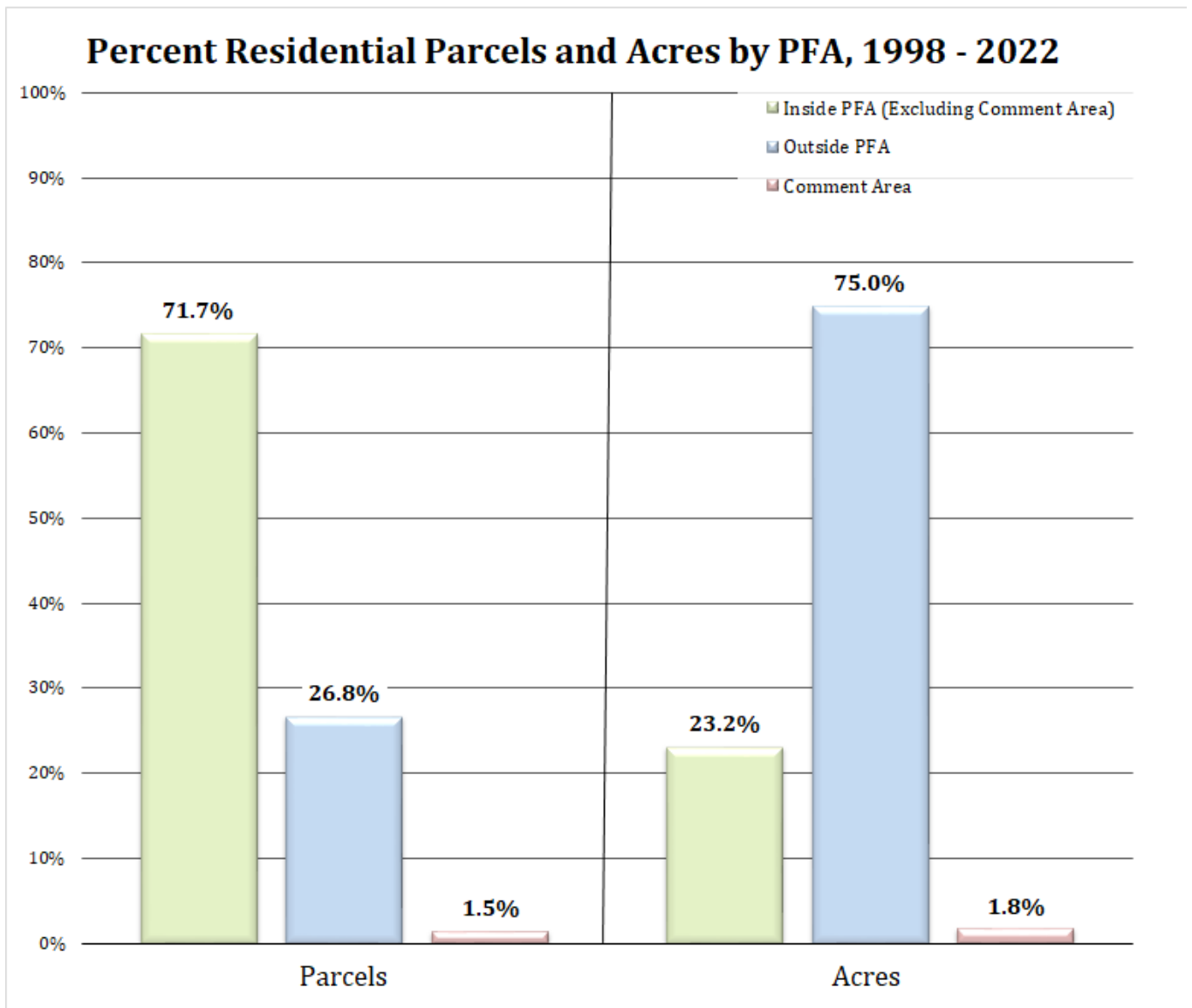
Jurisdiction	Maximum Number of Residential Units
County	
Anne Arundel	(2021) 13,488
Baltimore	(2021) 10,895
Calvert	(2021) 15,929
Caroline	(2021) 10,180
Carroll	(2022) 19,443
Charles	(2021) 28,360
Frederick	(2017) 16,544
Garrett	(2022) 47,404
Harford	(2022) 10,600
Howard	(2020) 20,900
Montgomery	(2022) 44,876
Prince George's	(2022) 45,000
Queen Anne's	(2022) 18,495
Somerset	(2022) 25,466
TOTAL	327,580 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.



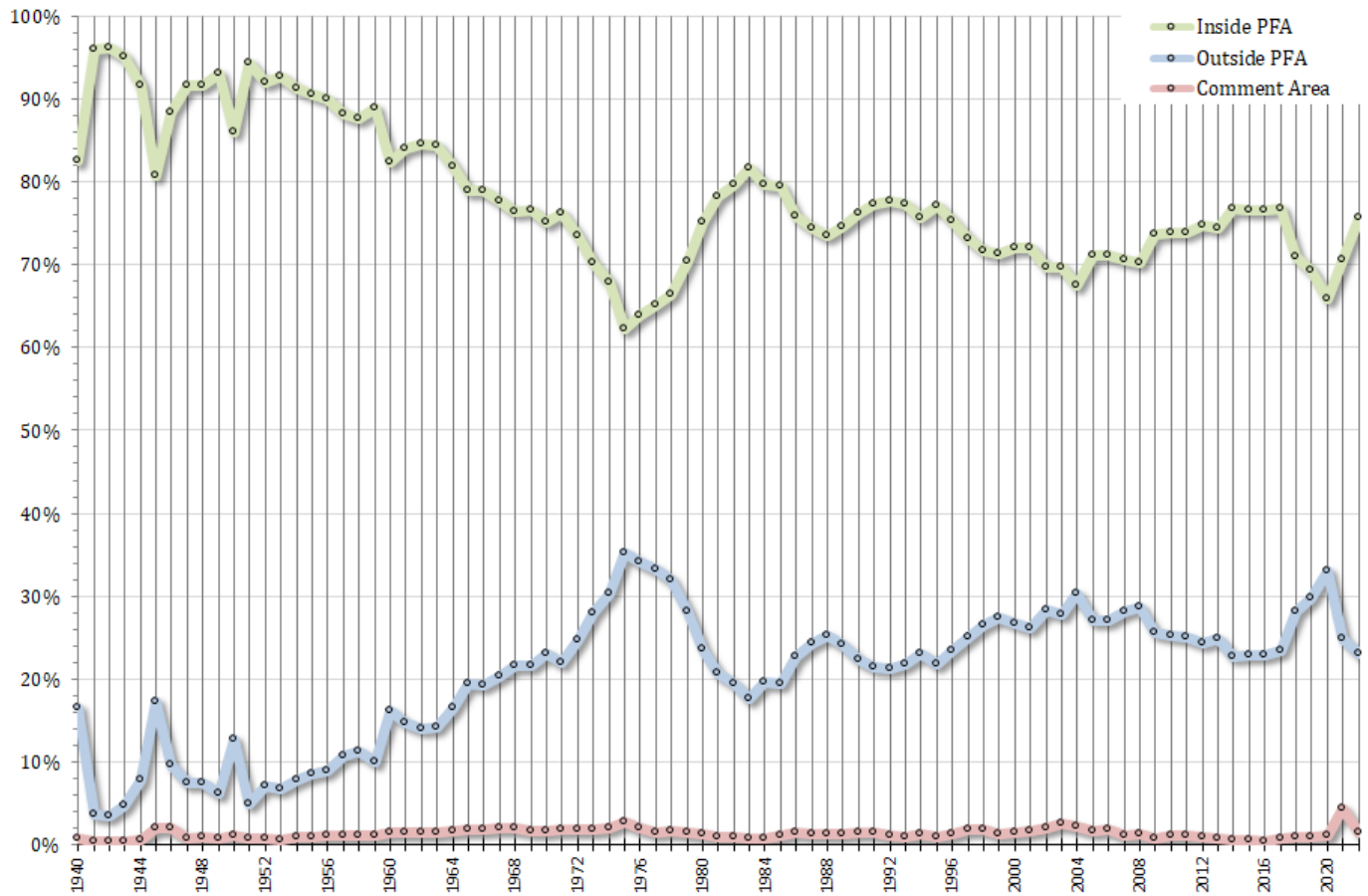
PFAs are existing communities and places designated by local governments that indicate where state investments should be made to support future growth. Residential parcels created within PFAs are depicted in green, and parcels created outside PFAs are depicted in blue.

Since 1940, there have been approximately 288,967 acres of residential, single-family development within Maryland's PFAs, covering approximately 31.5% of the developed residential land area in the state.

In 2022, approximately 23.4% (by acreage) of all single-family residential land development occurred in PFAs, with 2.1% in PFA comment areas (areas designated as PFAs 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 2022.

Percent of Improved Single Family Residential Parcels 1940 to 2022



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 CY10, reflecting activity in CY 2008 and 2009. The last round of APFO reports reflected activity in CY 2020 and 2021. The next round of APFO biennial reports is due July 1, 2024, for CY 2022 and 2023.

APFOs have been enacted by 14 counties and 25 municipalities. MDP received reports of APFO restrictions within PFAs from six counties for 2020-2021. A summary of this APFO data information is submitted in this report for CY 2020 and CY 2021.

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 2020–2021

Jurisdiction	Notes/Comments
Counties	
Anne Arundel	<p>2021–2022: The county reported several restrictions for schools. As of March 2022, 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. Two middle school districts are closed for the 2023 school year. Thirty-one 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>2021–2022: Three elementary and three high schools were over their 115% capacity rating. There are 12 “F” level intersections and one “E” level intersection in the 2021 Basic Service Transportation Map that would control development.</p> <p>In the 2021-2022 school year, the Full Time Equivalent of four (4) elementary schools, one (1) middle school and three (3) high schools are at or over 115% of their SRC’s. A school impact analysis will be performed for each proposed development project with a residential component to determine whether a school district is overcrowded under Section 32-6-103(g) of the Baltimore County Code.</p> <p>In 2022, for transportation, there are twelve “F” level intersections and one “E” level intersection that are being proposed on the 2022 Basic Service Transportation Map that would control development. 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 · Ebenezer Rd/ Pulaski Hwy (US 40) 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</p>
Calvert	<p>2021–2022: In 2021, the county reported restrictions for the Northern High School and Mt. Harmony Elementary School districts. The county reported that these restrictions were anticipated to be resolved. Redistricting these schools may remedy this restriction. The restrictions will be lifted only when the capacity is reduced to below 100% of capacity, or when the proposed residential development has been restricted from recording final subdivision plats or obtaining final site plan approval for a period of seven years. No report from Calvert County was received for CY2022.</p>
Frederick	<p>2021–2022: The county reported 16 elementary, four middle schools, and two high schools are at more than 100% of state-rated capacity.</p> <p>Based upon the Frederick County Public Schools Enrollments and Capacities December 30, 2022, there were nineteen (19) elementary, two (2) middle, and four (4) high schools are over 100% of their state rated capacity.</p>
Harford	<p>2021–2022: In 2021 and 2022, the school districts experiencing restrictions are Bel Air, Havre de Grace, and Homestead/Wakefield elementary schools, which exceed 110% of capacity. New housing will wait until school capacity is under the 110% threshold.</p>

Jurisdiction	Notes/Comments
Howard	<p>2021–2022: At the end of 2021, there were 24 closed elementary school districts, five closed middle school districts, and six closed high school districts. This resulted in a total of 505 housing units in 22 subdivision plans put on hold due to closed school districts. 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 four years. The school system’s proposed FY 2023 six-year capital budget includes funding for planning and construction for five new or replacement schools and additions to add student capacity.</p>
Montgomery	<p>2021–2022: 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. School capacity will be provided within the limits of capital programming. Transportation impacts will be addressed by mitigation. In 2022, no APFO restrictions were reported for schools or transportation.</p>

Local Government Annual Reporting, December 2023 (Publication No. 2023-103)

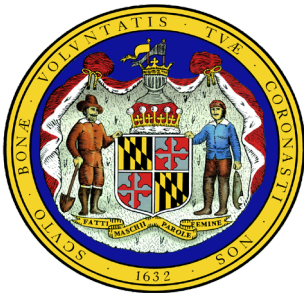
MSAR 9080, 9082

Maryland Department of Planning

301 W. Preston St., 11th Floor
Baltimore, MD 21201

Planning.Maryland.gov
(410) 767-4500 • (877) 767-6272

Publication Number: 2023-103
December 2023



Wes Moore, Governor
Aruna Miller, Lt. Governor



Rebecca L. Flora, AICP, LEED ND / BD+C, Secretary
Kristin R. Fleckenstein, Deputy Secretary