

Bill No.: _____

Drafted by: Hollen

Requested: _____

Committee: _____

By: **Prince George’s County Delegation**

A BILL ENTITLED

AN ACT concerning

Prince George’s County – Land Use – Inclusionary Zoning Around Transit Stations

PG 404–22

FOR the purpose of requiring the Prince George’s County District Council to adopt an inclusionary zoning policy for the areas within a certain distance of Washington Metropolitan Area Transit Authority transit stations; and generally relating to land use in Prince George’s County.

BY adding to

Article – Land Use

Section 22–214

Annotated Code of Maryland

(2012 Volume and 2021 Supplement)

SECTION 1. BE IT ENACTED BY THE GENERAL ASSEMBLY OF MARYLAND, That the Laws of Maryland read as follows:

Article – Land Use

25–214.

(A) (1) IN THIS SECTION THE FOLLOWING WORDS HAVE THE MEANINGS INDICATED.

EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.

[Brackets] indicate matter deleted from existing law.



(2) “AFFORDABLE” MEANS THAT HOUSING COSTS DO NOT EXCEED 30% OF A HOUSEHOLD’S INCOME.

(3) “AREA MEDIAN INCOME” MEANS THE MEDIAN HOUSEHOLD INCOME FOR THE AREA ADJUSTED FOR HOUSEHOLD SIZE AS PUBLISHED AND ANNUALLY UPDATED BY THE UNITED STATE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT..

(B) THE DISTRICT COUNCIL SHALL ADOPT AN INCLUSIONARY ZONING POLICY FOR ALL AREAS OF THE COUNTY WITHIN A 3-MILE RADIUS OF A PLANNED OR EXISTING WASHINGTON METROPOLITAN AREA TRANSIT AUTHORITY TRANSIT STATION.

(C) THE INCLUSIONARY ZONING POLICY SHALL REQUIRE THAT AT LEAST 25% OF UNITS IN EACH NEW RESIDENTIAL DEVELOPMENT LOCATED IN THE COVERED AREA BE SOLD OR RENTED AS AFFORDABLE HOUSING, BASED ON THE AREA MEDIAN INCOME.

SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect October 1, 2022.