



House Bill 669

Political Subdivisions - Third-Party Road Improvements - Satisfactory Completion

MACo Position: **SUPPORT**

To: Environment and Transportation
Committee

Date: February 19, 2026

From: Dominic J. Butchko

The Maryland Association of Counties (MACo) **SUPPORTS** HB 669. This bill would prohibit a county from issuing a use and occupancy permit for certain projects located near State highways unless the required work has been completed to the satisfaction of both the State Highway Administration (SHA) and the county.

HB 669 recognizes the sometimes strained relationship between local governments as permitting authorities and private developers seeking approval for projects. When two-sided agreements fail to proceed, the laws sometimes leave the local governments with only untenable follow-up – such as revoking permits and leaving tenant families or businesses unable to remain in place. HB 669 properly creates a clear accountability in one such case: a promised infrastructure improvement agreed to be part of needed improvement arising from added traffic caused by the development.

Counties and the State routinely work in close coordination on development activity along state highway corridors. In practice, however, projects may involve approvals and construction obligations overseen by different levels of government, creating ambiguity when work is incomplete, not built to specification, or when enforcement responsibility is unclear. HB 669 provides needed clarity by establishing that, before a local use and occupancy permit may be issued, the associated work must be completed in a manner acceptable to both SHA and the county. This aligns expectations, closes an enforcement gap, and strengthens accountability for developers to deliver required improvements.

HB 669 is a sound governance measure that helps ensure projects are fully completed to required standards and that public infrastructure commitments are met prior to occupancy. Accordingly, MACo urges the Committee to issue a **FAVORABLE** report for HB 669.