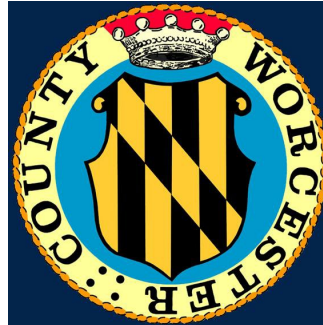




Government Update



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Wicomico County Legislative Issues

Title 15 of the Salisbury City Code was amended to adopt and reference updated building standards:

Adopted Codes:

- Maryland Building Performance Standards
- Maryland Accessibility Code
- International Codes (2021 editions):
 - Mechanical, Plumbing, Fuel Gas, Existing Building, Green Construction, Solar Energy, Property Maintenance

Referenced Standards:

- International Building, Residential, Energy Conservation, Mechanical, Plumbing, Fuel Gas, Existing Building, Green Construction, Property Maintenance Codes (2021)
- Maryland Accessibility Code
- National Electrical Code (2017)



Wicomico County Legislative Issues

Salisbury is discussing entering into a Subrecipient Agreement with Mentis Lot 10, LLC for the redevelopment of 111 Poplar Hill Avenue ("Lot 10").

The project includes:

- **Phase I:** Hotel, conference center, rooftop restaurant.
- **Future phases:** Housing units, retail, office space, and a parking garage.

The City secured **\$4 million in PAYGO grant funds** from the Maryland Department of General Services to disseminate to Mentis Lot 10.

Disbursement is tied to milestones:

- Land acquisition: \$75,000
- Site design: \$2.875 million
- Construction: \$549,723
- Completion: \$500,000

Provisions

Mentis must comply with:

- Environmental and safety regulations
- Anti-discrimination laws
- Insurance and licensing requirements

The agreement runs through **July 1, 2031**, with record retention until **June 30, 2034**.



Wicomico County Legislative Issues

Proposed Revenue Stream for the County and Renewable Energy opportunity

Work Session regarding new energy resource from harvested landfill methane is coming up.

- This potential project is 100% renewable energy and would boost the solid waste fund.
- The County would enter an agreement with Waga Energy, which has several projects in the United States and abroad.



Wicomico County Legislative Issues

Upcoming Meetings & Agendas:

City of Salisbury

Next: **OCT 6, 2025**

[Agenda](#). 6PM

Delmar Mayor & Council

Next: **Oct 6, 2025**

Fruitland City Council

Next: **Oct 14, 2025**

Pittsville Town Council

Next: **Oct 20, 2025**

Sharptown Commissioners Meeting:

Next: **Oct 6, 2025**

Hebron Town Commission

Next: **Oct 1, 2025**

Mardela Springs Town Board

Next: **Oct 21, 2025**

Willards Town Council

Next: **Oct 13, 2025**





Somerset County Legislative Issues

Tawes

Thank you to those who attended Tawes this year. I had a great time and am very thankful for your participation.

Thank you again to our excellent sponsors: Cardinal Settlements, Community Title, Express Brokers Realty, and Whitehead Rental Management.

And thank you to Terrence McGowan, Lindsay Patten, Jay Doaty, Rob Payne, Allen Payne, Kim Blair, and Bonnie and Lino Cressotti for volunteering their time!



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Somerset County Legislative Issues

County Commissioners:

Next: Oct. 7, 2025

[Agendas & minutes](#)

Town of Princess Anne:

Next: Oct 6, 2025 (Legislative)



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Worcester County Legislative Issues

STR Changes:

The Landings at Bayside owners are being informed by Worcester County that their rental license may be revoked because their properties do not meet the parking requirements for STRs. This rule impacts homes built in 2020 and later, requiring more than two parking spaces. However, garages do not count toward this parking total. Licenses are being revoked as they were issued by the County in error.



Worcester County Legislative Issues

Worcester County Commissioners approved a text amendment to allow multi-family residential units as an accessory use in the C-2 General Commercial District, provided 65% or more of the parcel is developed with commercial uses.

This applies to about 63 parcels directly adjacent to R-3 or R-4 residential districts.

This was done to act as a buffer between residential and commercial zones and support mixed-use development.

Proposed max density is 10 units per net acre.



Worcester County Legislative Issues

Snow Hill is beginning its 2025 Comprehensive Plan development, with an invitation to Planning Secretary Flora being extended. Look for development on this plan to start in the coming weeks.



Worcester County Legislative Issues

Upcoming Meetings & Agendas

County Commissioners:

Oct 7, 2025 – Regular Meeting

Berlin:

Next: Oct. 15, 2025

Ocean City:

Next: Oct 6, 2025

Snow Hill:

Next: Oct 7, 2025



Government Shutdown & NAR

Information provided by NAR

Impact of a Government Shutdown on REALTORS®

- Since Congress failed to pass funding legislation by **September 30, 2025**, a **federal government shutdown** has occurred, affecting many operations critical to the real estate industry.

Major Impacts:

- **Housing & Mortgage Programs:** Disruptions expected in federal housing and mortgage services.
- **National Flood Insurance Program (NFIP):** Authorization may lapse, preventing new policies and renewals.
- **Essential Services:** Services like the **U.S. Postal Service** will continue operating.

Agency-Specific Effects:

- **Environmental Protection Agency (EPA):** Regulatory activities like wetlands determinations and lead-based paint enforcement may pause.
- **HUD & FHA:** Limited loan endorsements; delays in multi-family program commitments; REO operations continue.
- **Government Sponsored Enterprises (Fannie Mae & Freddie Mac):** Expected to operate normally, but verification processes may be delayed.
- **IRS:** May suspend issuance of tax transcripts, affecting loan processing.
- **Rural Housing & VA Programs:** Likely to experience delays or reduced services.
- **Small Business Administration (SBA):** Loan processing may be halted.
- **Visa Programs (EB-5 & H-2B):** Potential delays in visa processing.



New Features to the CAR Website

I've added a [Local Government Meeting Portal](#) on the CAR website so that members can see when and where government meetings are. There's also a link to agenda portals for each county or municipality.

I've also included a [New Maryland Real Estate Law](#) page as well highlighting some of the bigger bills passed in the 2025 Session in hopes that members can more easily access these new laws in one central place.





DHCD Housing Needs Assessment for 2026

[Click here to read the full assessment.](#)

DHCD put their housing needs assessment out this past week – here are a few key takeaways:

- Maryland needs about 590,000 new housing units by 2045 to meet projected demand
- The cost burden for renters has increased from 33% since 2000 to 46% since 2022.
- Homeownership is increasingly out of reach for moderate-income households; only 49% could afford the median home in 2022, down from 75% in 2000.
- For every 1,000 renters earning 0–30% of Area Median Income (AMI), 610 affordable homes are missing.
- The lower shore has an average of 20% - 55%+ of its renters are cost burdened.
- Total annual permitted units has been halved since 2000.

Maryland's housing shortage is multifaceted, and DHCD will be bringing forth legislation this Session to remedy the worsening inventory shortage for our state. This is a very interesting read and I'm happy to discuss further!





Governor Moore's Executive Order

[Click here to read the full Order as Written.](#)

Governor Moore signed an executive order to help expedite housing development.

- DOT will develop DOT owned land for dense and mixed-use housing.
- DHCD will identify State owned land that is conducive for housing development.
- New, third-party development standards will be published by March of 2026.
- By November 21, 2025, DHCD will award funds and tax credits, close out deals and loan agreements, and award funds for multifamily, affordable housing.
- A new position called the State Housing Ombudsman will liaison between federal, state, and local governments and the private sector to expedite housing development.
- Housing developments for all levels of government in the State will be published Jan 1, 2026 and every five years after.

This EO is meant to progress housing development and sets deadlines for government offices to implement new procedures and issue funds.

