



Government Update



ADVOCACY

advocacy@coastalrealtors.org



LOCAL
ACCURATE
TRUSTED

Wicomico County Legislative Issues

Wicomico County is moving forward with a Water Sewer Technical Advisory Committee to advise the County on future projects regarding septic elimination, sewer expansion, and other public works projects.

This is still in legislative session but would create a board comprised of individuals with technical backgrounds for the Pittsville project, the Western County project, and the water/sewer master plan revisions.

This upcoming Tuesday will have the Wicomico Health Department report, which will have updated sewer and well figures for us. I plan on attending.

The Council will also hear a resolution for a tax credit for Wicomico Habitat for Humanity projects.



Wicomico County Legislative Issues

Salisbury Council President Daughy is stepping down from his role as President and resigning from the council effective immediately.

Salisbury will have a new Council President and new council member within the next month.

Additionally, Planning Board members have been appointed and will be implementing their policies and procedures soon as they look to begin working on the Salisbury Comprehensive plan.





Somerset County Legislative Issues

Somerset Republicans have sent Kevin Anderson's name to the Governor for appointment to District 38A. Anderson hails from Princess Anne and is a farmer. His appointment is still pending.



ADVOCACY

advocacy@coastalrealtors.org



LOCAL
ACCURATE
TRUSTED

Worcester County Legislative Issues

Worcester Homestead Tax Credit rate reduced to 0%. This becomes effective on July 1 of 2026. Homesteaded Worcester County residents will have their property tax rate locked from 2026 onward as the Commissioners agreed this move incentivizes residency and saves businesses money.



Worcester County Legislative Issues

Ocean City has approved a tax credit for their volunteer fire fighters of up to \$2,000. One must be an active member of a volunteer fire company, live within the town limits, have lived at the property for a year, already receive the Maryland Homestead Property Tax Credit, and not have a rental license for that property.

Second reading will be this upcoming Monday at 6PM.



Worcester County Legislative Issues



Please take a moment to review Worcester's Housing Survey, [linked here](#).

I had mentioned the issue of “sub-standard” housing, which is outlined in this document. This study was conducted to meet the State's requirements for receipt of Community Development Block Grants, which upon the completion of this document, Worcester is eligible for.





Federal News

Shake up at Fannie as internal investigators were fired after probing into the acquiring of personal financial and housing records.

The “50-year” mortgage has been in the news as a potential proposal from the White House but the Treasury Department among other entities have expressed their concerns with the option.

The Fed has ended its longest shutdown ever of 43 days – for now. The deal only extends funding until the end of January. Federal employees re going back to work as government functions ramp-up again.





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.

The State is now hiring the people to fill the new positions per this EO.





Lower Shore Candidates

[Please use this link to see candidates who have filed for election in State and Local elections.](#)

I have been monitoring this site in preparation for this upcoming election year. This is updated twice a day and more have filed in the past few weeks as we approach the filing deadline in February.





Session Preview

This Session will fare interestingly – with a report to our House and Senates financial and business committees came the last official economic report before Session begins. Projected in it is a \$1.5 structural deficit – cuts and taxes will need to be addressed again.

Additionally, the State's energy picture will surely be looked at. I've harped on this point before but with being a net importer of 40% of our energy, not enough generation online or in the pipeline, and electrification requirements due within the next five years, the State will need to take a hard look at our energy future.

With high energy prices over the last year, a future in datacenters for the state, and not enough generation to meet demand, this is one of the top issues for ratepayers and legislators.

With many seeking reelection on a "housing" platform, this year will bring forth many bills which address inventory, affordability, and more housing and housing-adjacent industries. I look forward to our future meetings Monday mornings during the session!





Redistricting Campaign

There is momentum in the Legislature to enact a redistricting of Maryland's Congressional Maps, the subject of which is MD-01, Representative Harris's district. While the Senate President does not wish for redistricting to move forward, there is momentum in the House and the Executive's office. Something to keep an eye on as proposed changes to our district would include Annapolis.





Comptroller and DHCD Housing Update

The Maryland Comptroller, Brooke Lierman, presented her office's Housing portion of the State of the Economy, [linked here](#).

In it are key findings pertaining to Maryland's housing economy, including an acknowledgement of the 100,000 unit shortage in the state, potential reasonings behind that shortage including rising costs of materials and labor (Maryland cost of building exceeds the national average), stagnant permitting (neighbor states and states with high growth outpace Maryland in single-family and multi-family permitting), among other data points.

One analogy the report draws is to the Smith Island Cake, where the process to obtain the necessary permits to development is similar to our Somerset attraction's layers of cake and fudge.

Suggestions include expanded townhome zoning, residential development in commercial zones, ADU implementation, building code reform, among others. Certainly an interesting read and I'll have a summary of it next week!





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!

