



Government Update



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Wicomico County Legislative Issues

Monthly Usage (1,000 gal)	Est. Monthly Bill Now	Est. Monthly Bill After 10/1/2025	Monthly Increase	Increase
3	\$60.21	\$63.82	\$3.61	6.0%
4	\$71.72	\$76.02	\$4.30	6.0%
5	\$83.23	\$88.22	\$4.99	6.0%
6	\$94.74	\$100.42	\$5.68	6.0%

City of Salisbury Water Rate Changes

- Water & sewer rates increase by 6% in the City of Salisbury, effective for all bills dated October 1, 2025 and after (Ordinance No. 2936).
- Context: In the prior year, the City enacted a 9% increase effective October 1, 2024, which set the current (pre-Oct 2025) rate schedule used as the “before” baseline below (Ordinance No. 2871).
- Assumptions used (from the City’s ordinance rate tables):
- Billing is quarterly
- In-City Residential/Small Commercial rates (effective Oct 1, 2024):
 - Water minimum: \$30.82/quarter; water commodity: \$4.60 per 1,000 gallons.
 - Sewer minimum: \$46.21/quarter; sewer commodity: \$6.91 per 1,000 gallons.
- After Oct 1, 2025, each of those charges increases 6% (minimums and commodity).
- Estimated Monthly Bills (In-City Residential)
- Inputs from Ordinance 2871; +6% per Ordinance 2936.
- **Why?** – City expansion of sewer systems and projected increased demand from the denser projects greenlit during Jake Day’s tenure.

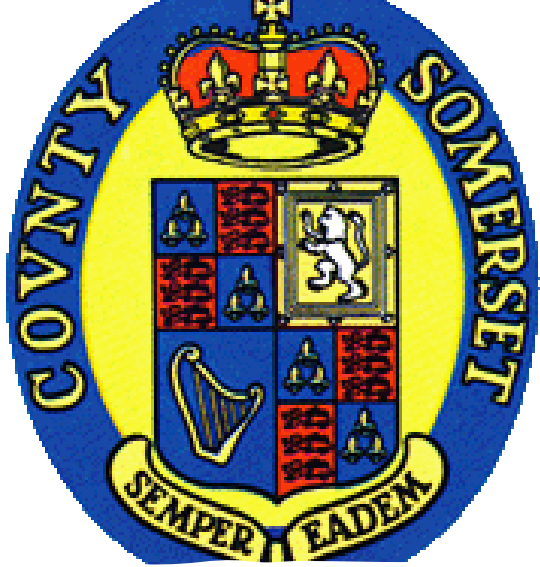


Wicomico County Legislative Issues

Upcoming Meetings & Agendas:

- Salisbury Council: 09/08/2025. Government Office Building, Salisbury, MD. [Legislative Session. Work Session.](#)





Somerset County Legislative Issues

Tawes

We are looking for event sponsors, please direct those interested in attending, volunteering, or sponsoring the event to this link:

<https://members.coastalrealtors.org/event-calendar/Details/2025-j-millard-tawes-crab-and-clam-bake-1398323?sourceTypeId=Website>

Upcoming Meetings:

Crisfield: 09/10/2025. 4 East Main Street
Crisfield, Maryland 21817. 6:00PM



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2025 TAWES CRAB & CLAM BAKE

WEDNESDAY, SEPTEMBER 24

11:30 AM - 3 PM

715 BROADWAY AVE

CRISFIELD, MD 21817

EVENT TICKETS \$75

INCLUDES ACCESS TO ENTIRE EVENT

SPONSORSHIP OPPORTUNITY

HOSPITALITY TENT SPONSOR \$350

*1 EVENT TICKET (\$75)

*LOGO ON EVENT PAGE @

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*LOGO ON SPONSOR BANNER &

TABLES AT EVENT

*CAR NEWSLETTER SPOTLIGHT





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Worcester County Legislative Issues



Offshore Wind:

Several Changes have occurred regarding federal funding for offshore wind, not just in the lower shore. The Fed has pulled nearly a half billion dollars in project funding, most closely impacting us is the withdraw of \$47 million from US Wind's Sparrows Point Steel.

This facility is meant to supply US projects with turbine components. The DOJ is also investigating foreign offshore wind component manufacturers. While US Wind has expressed they'll continue the Sparrows Point project, these moves should delay all offshore wind projects in the US.

US Wind has expressed their desire to fight these moves in court.



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

Berlin's Mayor is exploring a potential congressional run against incumbent Andy Harris for the next cycle. He has served on the Town Council and as Mayor for the past two cycles and would run as a Democrat.



Worcester County Legislative Issues



Upcoming Meetings & Agendas

Snow Hill: 09/09/25. Worcester Government Building, room 1102, Snow Hill. 5PM.

Ocean City: 09/09/25. Town Hall. 1PM. [Agenda.](#)

Berlin: 09/08/2025. Berlin Town Hall. 6PM. [Agenda.](#)





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.

